

From: FreerCrossingsCommerceCenter freercrossingscommercecenter@gmail.com

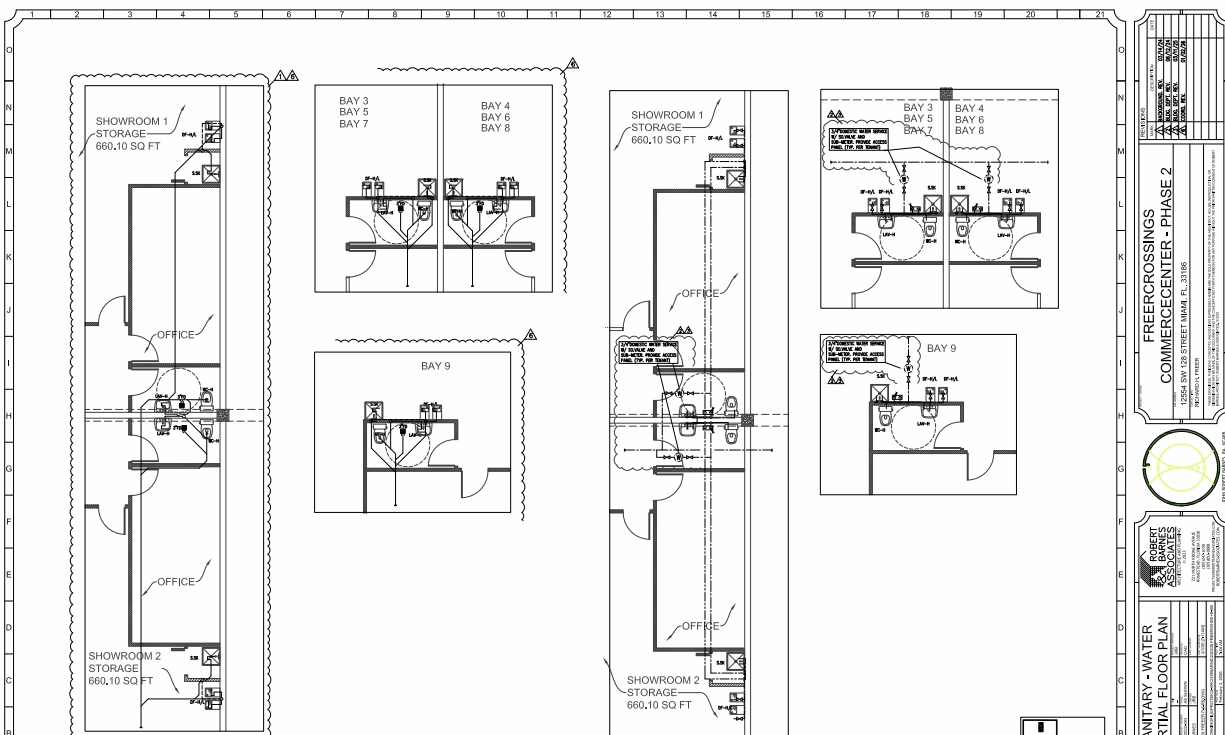
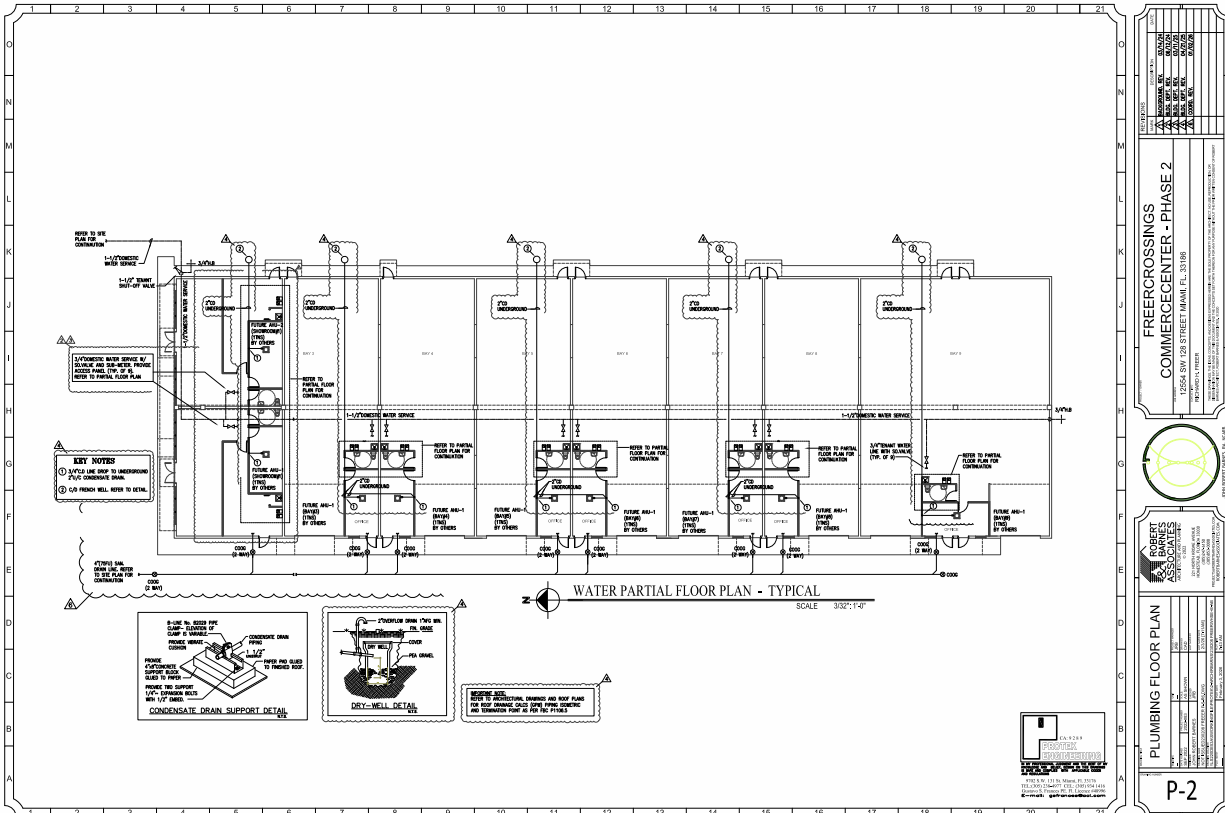
Subject: SEWER PIPE LOCATION OK?

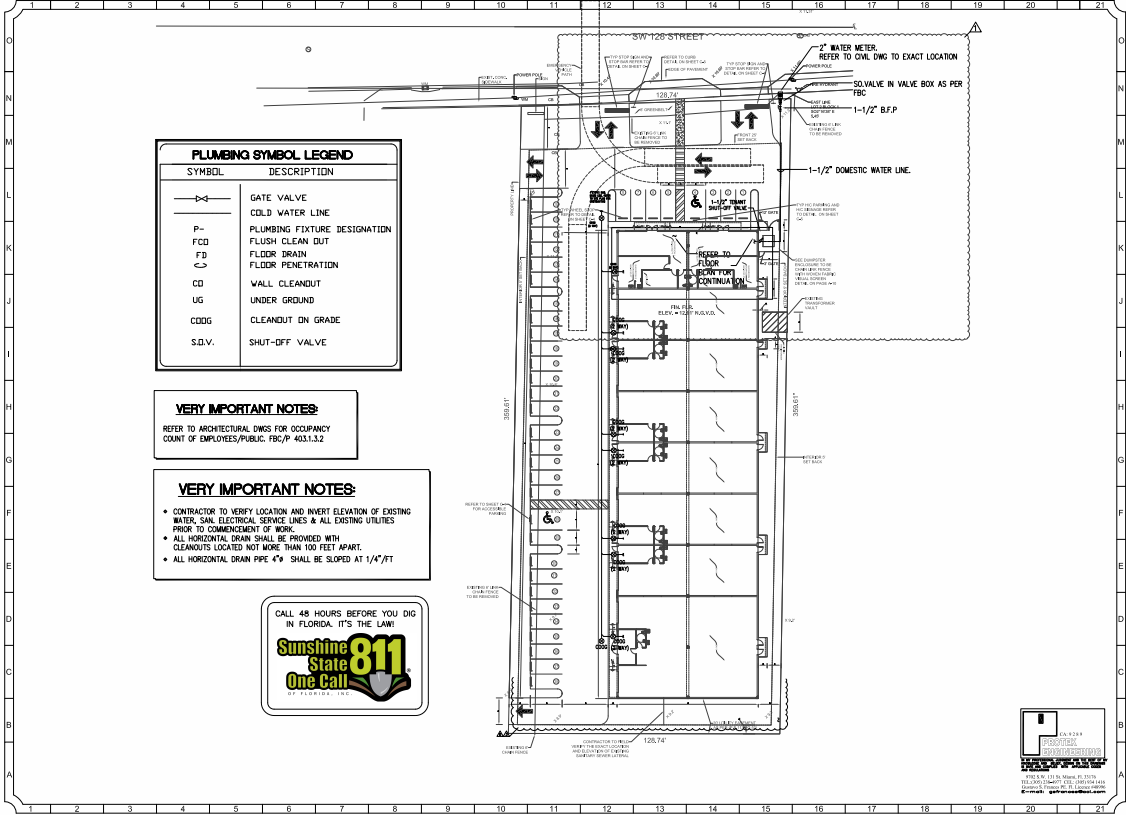
Date: February 3, 2026 at 9:35 AM

To: FreerCrossings CommerceCenter freercrossingscommercecenter@gmail.com

Cc: waterplumbing waterplumbing@bellsouth.net, DAVID david.freer@gmail.com, Mary Mueller protexall99@gmail.com

Bcc: Gustavo S. Frances gsfrances@gmail.com, Hannibal Rosa hrosa@klmccaul.com, john@speedconstructionservices.com



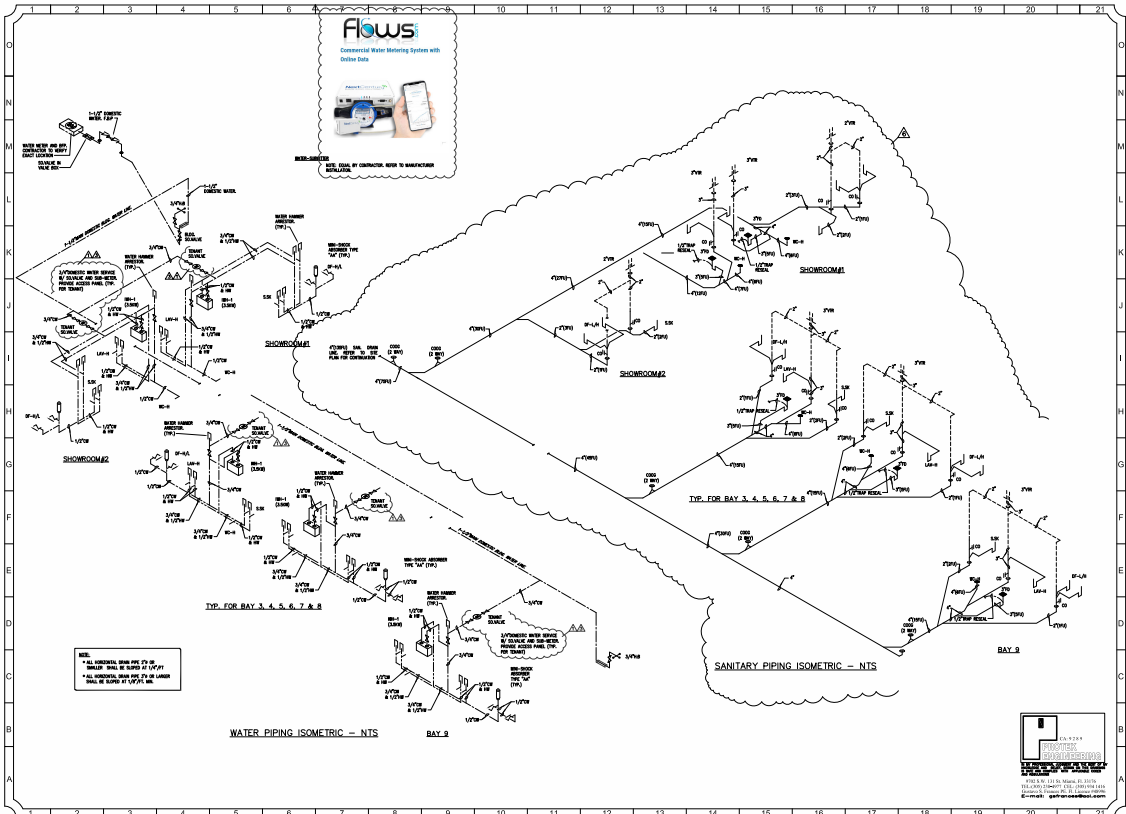


FRERCROSSINGS
COMMERCECENTER - PHASE 2
12554 SW 128 STREET MIAMI, FL 33186

PLUMBING SITE PLAN

ROBERT J. BARNES
Professional Engineer
State of Florida
License No. 12554
Mechanical
06/20/2018

Sheet: P-1



FRERCROSSINGS
COMMERCECENTER - PHASE 2
12554 SW 128 STREET MIAMI, FL 33186

RISER DIAGRAMS

ROBERT J. BARNES
Professional Engineer
State of Florida
License No. 12554
Mechanical
06/20/2018

Sheet: P-4

Begin forwarded message:

From: Gustavo Frances <gsfrances@gmail.com>

Subject: 230208 Re: WHAT IS THE RESPONSE AND CORRECTIVE ACTION TO FORMAL NOTICE OF DEMAND?

Date: February 3, 2026 at 7:51:22 AM EST

To: FreerCrossingsCommerceCenter <freercrossingscommercecenter@gmail.com>, Adrian Martinez <martdesign@bellsouth.net>, Adrian Martinez <protekenginc@aol.com>

Richard

Our design as presented and approved by the County is acceptable and meets all applicable codes.

However you are asking to change it to a different solution as identified on the email.

We did the changes on the plans for your contractor to use it and see if this different plumbing design meets his recommended value engineering.

If it does, he can use it and do it as presented and use it to present an asbuilt condition revision if requested by the county.

Please review it and advise if the final presented revision reflect your preferred option!

Let me know if that is as your contractor think is better for your project

They are not certified yet in case there is amy red mark changes that your contractor would like to include!

Always ready

Gustavo S Frances P.E.

9702 SW 131 St

Miami Fl 33176

Ph 305 238 4977 Cel 305 934 1416

On Thu, Jan 29, 2026 at 9:19 AM FreerCrossingsCommerceCenter
<freercrossingscommercecenter@gmail.com> wrote:

From: FreerCrossingsCommerceCenter
<freercrossingscommercecenter@gmail.com>
Subject: FORMAL NOTICE OF DEMAND
Date: January 28, 2026 at 4:15:17 AM EST
To: "Gustavo S. Frances" <gsfrances@aol.com>, Wendy Anderson
<WAnderson@fbpe.org>

C

IN REVIEWING THE MEP FILE,
I NOTICED THAT THIS TOPIC HAD BEEN BROACHED IN A PREVIOUS
TELEPHONE CONVERSATION.

JRF
CFO

GSF, P.E.

Dear Gus,

This correspondence constitutes a formal pre-litigation demand for correction of a noncompliant condition in the plumbing design for FreerCrossings CommerceCenter – Phase II, located in unincorporated Miami-Dade County.

During the on-site coordination meeting today with Walter Plumbing Company, it was confirmed that the sanitary sewer main is designed to run beneath the building slab. This is to be designated as exhibit one per your design drawing.

Both contractors agreed that this configuration is improper for a multi-bay commercial warehouse/office structure and presents significant long-term maintenance, access, and structural risk.

More importantly, the current design is inconsistent with the Florida Building Code – Plumbing (as adopted and enforced by the Miami-Dade County Regulatory and Economic Resources Department (RER)) and reflects conditions that are routinely cited by Miami-Dade plan reviewers as grounds for correction.

Applicable Code & Miami-Dade Plan Review Standards

Florida Building Code – Plumbing (8th Edition):

- Section 305.6 – Protection against physical damage

Plumbing systems shall be installed so as not to be subject to structural damage or require destructive access for maintenance or repair.

- Section 708.1 & 708.3 – Cleanouts required / Accessibility

Cleanouts shall be provided and located to permit effective cleaning of the drainage system and shall be accessible.

- Section 708.7 – Cleanout access

Cleanouts shall be installed so that they are readily accessible and do not require

removal of slabs or structural elements.

- Section 102.4 – Maintenance of plumbing systems

Plumbing systems shall be designed and installed to allow reasonable access for maintenance.

Miami-Dade RER / Building Department Plan Review Enforcement Practice:

Miami-Dade plan reviewers routinely require revisions where:

- Sanitary sewer mains are shown beneath building slabs without practical access;
- Future maintenance would require saw-cutting or demolition of structural slabs;
- Multi-tenant buildings lack independent, accessible cleanouts serving each bay;
- Plumbing layouts are deemed “not maintainable,” “not serviceable,” or “not acceptable as designed”.

Review comments commonly include language such as:

- “Revise plans to relocate sanitary sewer piping outside the building footprint.”
- “Provide accessible cleanouts for each tenant space.”
- “Plumbing system must allow maintenance without removal of building components.”

The current sewer routing beneath the slab clearly falls within these categories and will not be accepted for construction.

Responsibility for Correction

This condition results from the original plumbing design and is not an owner-initiated change in scope.

As such, correction of this noncompliant condition is part of your professional obligation under the Florida Building Code and Miami-Dade enforcement standards and is not billable.

Required Action

You are hereby directed to:

1. Revise the plumbing drawings to relocate the sanitary sewer main outside the building slab, typically along the front of the structure.
2. Provide code-compliant, readily accessible cleanouts serving each individual bay.
3. Issue corrected drawings suitable for coordination with the GC and resubmittal to