

April 23rd, 2025

Omega Villas Condominium
Phase I, II, III
1713 NW 72 Ave
Plantation, FL-33313

Re: Reinstallation of Upper Jalousie Windows at Omega Villas Condominium Bldgs.

To Whom It May Concern.:

This letter is being written to clarify the requirements regarding the reinstallation of existing non- impact windows, the parameters under which those requirements will be applied, and the most effective course of action to be taken from an engineering standpoint. The primary requirements, outlined by the City of Plantation Building Department in their email dated April 12th, 2024, are as follows: ***“Windows are not mandatory items which need to be replaced unless otherwise they are broken and a safety hazard to the residents. However, if the windows are being replaced, they must be replaced by Hurricane Impact Windows and/or covered by hurricane Impact Shutters.”***

Most of the windows that were removed from the upper sections of each building envelope were inspected and found to have several common deficiencies:

➤ **Cracked and/or Fogged Glass**

Several windows were observed to have cracked, broken, and/or significantly fogged glass.

➤ **Warped or Damaged Frames**

Several window frames were observed to be damaged, some due to the mechanical removal process and others as a matter of existing conditions, likely due to weather conditions that accelerated the wear and tear deterioration.

➤ **Drafts Around the Window (Poor Sealant Membranes)**

Typically, observing the presence of excessive caulking around the window frame indicates that there was prior water intrusion into the building envelope in this area. Because of the age of these windows, the interior seals are weathered (dry rot) and can no longer perform their function of keeping the window watertight.



➤ **Difficulty Opening or Closing the Window**

The majority of the windows were discovered present difficulty in opening and closing the operable panel. This indicates either that the frames are warped, or the mechanical components are damaged and can no longer perform their designed functions.

Depending on various factors such as the climate and regularity of proper maintenance. In Florida, these aluminum windows are particularly susceptible to:

- **Corrosion:** The process of oxidization is especially common in coastal areas due to salt and moisture exposure.
- **Condensation damage:** Often occurring on the exterior, it can cause issues if not addressed over time, potentially leading to mold, mildew and/or damage to window frames and surrounding building envelope components.

The current Florida Building Code (FBC) requires windows to be impact-resistant or protected with hurricane impact resistant shutters if located within one mile of the coast where the design wind speed is 110 mph or greater. The Omega Villas Condominium buildings are located within the high wind velocity zone, it is for this reason that the Association may consider adopting the position of requiring adherence to the current Florida Building Code requirements and not allowing the reinstallation of the existing windows that may not be up to code requirements due to age, weathering, and general deterioration.

Therefore, for the above-mentioned reasons, S&D Engineering and Construction, Inc. recommends that the Board of Directors of the Omega Villas Condominium disallow the reinstallation of the existing non-impact compromised windows as they are highly susceptible to future water intrusion events. Should this recommended course of action not be adopted by the Board of Directors, S&D Engineering and Construction, Inc. should not be held liable for any costs, repairs, or other such damage that may arise as a result of the reinstallation of these windows.

“As a routine matter, to avoid any possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for all existing windows and/or window components at the buildings. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the windows based upon careful evaluation of observed conditions, to the extent reasonably possible.”

Please call us at the office if you have any questions.

Regards,
S&D Engineering and Construction, Inc.

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FL P.E. # 64701
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