



January 30th, 2025

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

Re: Guidelines for Reinstallation of Existing Window with Hurricane Impact Shutters.

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 engineer's 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."***

In other words, there are two categories of mandatory window replacement (or addition of hurricane shutter with an NOA):

1. Removal of the existing window is required to properly perform necessary repairs to existing damage identified as part of the Recertification inspection process. However, if the windows are damaged during the removal process, they need to be replaced with impact windows.
2. The Engineer of Record determines that the condition of the existing window is sufficiently poor that it presents a hazard to the safety of the residents(s) and/or will compromise the building envelope and newly installed exterior finishes due to water penetration.

New Hardie Board Panel Installation as per NOA approved by Miami-Dade Product Control.

- The old T1-11 plywood must be removed.
- All windows must be removed from window frames.
- 5/8" 5-ply APA rated plywood sheathing attached to frame per Florida Building Code.
- Install water resistive barrier per FBC Section 1404.2.
- Install metal flashing at window openings.
- **Install windows (new or existing)**
- Install 1x4 SPF Wood Furring Strip.



- Install Hardie Board Panels.

Parameters for existing window reinstallation inspection:

- A permit (may be) required for the re-installation of existing windows if an outside contractor is used.
- A permit for installation of shutters is required.
- A licensed contractor must be used for the installation of any windows.
- Unit owners will be held responsible for any water leak or intrusion from the installation of old windows.
- Unit owners must inform S&D Engineering of the scheduled dates of window installation so inspection of the installation can be conducted.
- As per requirement of the City of Plantation Hurricane Shutter must be installed once old non-hurricane impact windows are reinstalled.

“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 should you have any questions.

Respectfully Submitted By
S&D Engineering and Construction, Inc.

Farrukh Sayeed, P.E., S.I., CGC, MBA, MIS, MRSR, PTI-1
President
January 30th, 2025

