

SHUTTERS - 2ND FLOOR

From: Esteva, Rodolfo (resteva@plantation.org)

To: bjlapiques@bellsouth.net

Date: Friday, April 12, 2024 at 10:17 AM EDT

Hello Blaire:

Please read below...

Respectfully,



Rudy Esteva
Structural Building Chief
[\[CLICK HERE\] Plantation Building Staff](#)
P: (954) 414-7850 - resteva@plantation.org

From: Blaire Lapides <bjlapides@bellsouth.net>
Sent: Thursday, April 11, 2024 4:28 PM
To: Esteva, Rodolfo <REsteva@plantation.org>
Subject: [EXTERNAL SENDER] - Re: SHUTTERS - 2ND FLOOR

Thanks, Rudy, for forwarding the info on the upper windows.

I want to confirm the information that I understand before I communicate it to the board:

- Existing jalousie windows can be reinstalled
The code allows you to remove and replace during a repair so long as the material is in acceptable and re-usable condition. If it breaks you can replace parts of assembly with same. However, once you change more than 50% of the window or the style. You will need an NOA or Florida Product Approval for that opening.
- Non-impact windows can be installed if there is an electric mechanism to close the windows.
Yes, this is only required if the window is not accessible and lockable from the inside.
- The units that have a second floor/loft inside over kitchen/dining can have manual shutters if can be reached from inside and locked.
Yes, that is correct. If there is a normal/typical indoor space with traditional walking areas with normal elevations on the interior of a house. As you can imagine, oversized soffits or planter areas are not allowed.
- Impact windows
If window is removed and replace it must be authorized to be used in the HVHZ area. There are two types allowable:
 1. HVHZ impact resistant – does not require shutters
 2. HVHZ non-impact – requires shutters

I hope that helps you.

Just confirming what I think I heard about the upper-level jalousie windows.

Thanks,
Blaire Lapides

On Thursday, April 11, 2024 at 03:00:25 PM EDT, Esteva, Rodolfo <resteava@plantation.org> wrote:

2023 FBC - BUILDING

2413.6.1
Shutters used to protect openings above the first story of any building or structure must be permanently installed and closable from the inside of the building or structure unless such openings are accessible without the use of a ladder or lift, or shutters can be installed from the interior of the building or structure.
Exception: Group R3 detached single-family residences not exceeding two stories.

Respectfully,



Rudy Esteva
Structural Building Chief
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