



July 09th, 2024

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

Re: Guidelines for Replacement of Existing Window with New Hurricane Impact Windows

To Whom It May Concern:

This letter is being written to clarify the requirements regarding the replacement of existing non- impact windows with impact windows, the parameters under which those requirements will be applied, and the most effective course of action to be taken from an engineer 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.

S&D Engineering and Construction, Inc. has identified two possible methods by which to approach the issue of window replacement. The first option is for S&D Engineering to individually assess the condition of each existing window on a case-by-case basis, based on the parameters listed below. The inspections will necessarily take place during Phase I, Phase II and Partial Phase III structural repairs, under which the exterior finish (T-111) of the building is to be replaced.



Parameters of existing window inspection:

- Existing window components and system are compromised and/or damaged.
- Evidence of water intrusion/penetration into the interior of the unit through window component and system are compromised.

The second option is if the unit owners want to replace the windows, regardless of what is the existing condition of the windows.

“As a routine matter, in order 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.”

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

Larry Alcendor
Project Manager
July 09th, 2024