

*Replacing your condominium
windows and doors*



IF THE WINDOWS AND DOORS IN your individual condominium unit need replacing, chances are all of the windows and doors in the building are in the same shape. Consider approaching your board about a building-wide change-out to reap the benefits associated with a large-scale capital improvement. If your request is granted, this brochure can help ensure a successful replacement project.

Keep in mind that the condition of your windows and doors isn't the only reason to consider a replacement. Your windows and doors may not provide the hurricane protection you desire. For buildings located in areas designated as wind-borne debris regions, you may determine that impact-resistant windows are a better alternative to shutters.

Other advantages of new windows and doors include a choice of options that offer benefits such as UV protection, noise abatement, additional security and increased energy efficiency.



Five Simple Steps For a Successful Replacement Project

1. Do Your Homework

First you'll need to contact your local building department to find out which building codes your new windows and doors are required to meet. To find a building department, access your county's website (Ex: www.miamidade.gov). The Florida Building Code Rule 9B-72 requires all products enclosing the building attain approval from the Florida Building Commission or the local jurisdiction. Verify approvals at www.floridabuilding.org or www.buildingcodeonline.com.

Products approved by Miami-Dade Product Control meet the most stringent requirements in the country. Based on your proximity to the coast, you may need to make sure wind-borne debris codes and turtle codes are met. The turtle code limits the amount of light that can be emitted through the beachfront side of a building.

2. Select Qualified Professionals

Hire a Florida-licensed structural engineer or architect to determine the performance or design pressure requirements for the windows and doors you choose. Engineers and architects are professionally and ethically obligated to provide the best, safest and most cost-effective recommendations.

Once your structural requirements are specified, you will need to choose a contractor. No matter which trade professional you choose, check to ensure they are licensed, bonded and insured. Visit the Construction Industry Licensing Board (CILB) website at: www.state.fl.us/dbpr/pro/cilb/cilb_index.shtml.

You should ask for references for at least three similar projects your prospective company has completed in the last 36 months and call them.

3. Protect Your Investment

Before starting the work, it's wise to settle on a completion date for the job and consult with an attorney on how to enforce this agreement. Florida Condominium Law provides for a three-year or more developer, contractor and supplier warranty upon completion of the job. See Chapter 718 of Florida Law under www.myflorida.com. And remember to clarify who is responsible for service. The contractor, manufacturer or window and door distributor should offer service support after the sale.

4. Read the Fine Print

Select the right product and manufacturer for your replacement project. Get at least three bids and review them to ensure you're comparing apples to apples. All options, features, product approvals and the warranty should be clearly stated. And be careful of misleading claims. A claim that a product "passes" the code testing requirements doesn't necessarily mean it has product approval. Ask to see the official product approval or look it up on the Florida Building Commission website or your local building code office website.

5. Comply with Regulations

Finally, make sure your contractor posts a building permit number at the job site on the start date to show that a permit was, indeed, pulled. Failure to do so puts your association at risk of paying a fee of two to three times the original permitting fee, plus removing any non-compliant product and having the work redone. A word of advice? Never pay the contractor in full until the work has passed its final building code inspection.

Wind-Borne Debris Code

After the devastating hurricane season of 2004 and experts' predictions for an increase in storm activity over the next decade, products offering home hurricane protection are receiving more attention. One

option in particular – impact-resistant windows and doors – is becoming increasingly popular. Benefits include permanent protection from natural disasters, noise reduction, safety from intruders and 99 percent blockage of UV rays. When impact-resistant windows and doors are installed throughout a building, insurance premiums may be discounted.

Impact-resistant windows



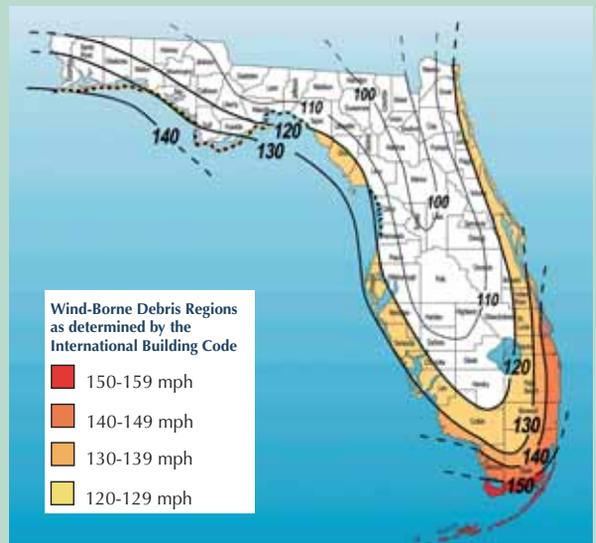
Florida condo owners should also consider that findings after the 2004 hurricanes revealed the following problems:

- Windows and doors were not protected because, too often, the owners – part-time, seasonal residents – were not there to ensure that their windows were shuttered or boarded up.

- Shutter and plywood failures resulted from improper installation.
- Owners of lower units may have protected their windows and doors but still suffered significant water damage because owners of upper units did not protect their openings. The upper units' openings were breached, allowing wind and rain to enter and spread the damage to more than one unit.

Coastal Requirements

All coastal Florida communities are designated by the Florida Building Code as wind-borne debris areas and must meet stricter building requirements than inland Florida. For buildings located in Dade and Broward counties, all windows and doors in buildings must meet the wind-borne debris code. In all other coastal regions of Florida, windows and doors replaced from the ground floor up to 60 feet in height must meet the wind-borne debris requirements or be designed as a partially enclosed structure.



Advantages of building-wide replacement include:

1. Less work for each condo owner. A committee of condo owners will oversee this involved project rather than one individual unit owner.
2. You should receive better pricing with a bigger purchase.
3. Fewer headaches. One project means one window replacement company and one manufacturer. Warranties and service issues will be easier. Plus, you have the weight of a large sale behind you.
4. Protection for your building. Uniform windows and doors will help ensure that the wind load requirements of the building are maintained.
5. Safety in numbers. If you choose impact-resistant products, the windows and doors in the entire building must be replaced to reap the benefits.
6. Curb appeal. A variety of window brands in the same building will throw your building's design out of balance. A custom window manufacturer can provide you with matching windows and doors in all sizes, shapes and colors to enhance your building's appearance and maintain its value.
7. Return on investment. The real estate value of all units will increase.





For more than 25 years, PGT has offered the highest quality, custom-made products for the Florida market and was the first to introduce a complete line of windows and doors that meet the strictest wind-borne debris codes in the country.

PGT products include PGT® Aluminum and Vinyl Windows and Doors; Architectural Systems Series 3000 & 800 Windows and Doors; WinGuard® Impact-Resistant Windows and Doors with vinyl or aluminum frames; and Eze-Breeze® Sliding Panels.

For more information and to find a dealer near you, call 1.800.550.6006 or visit pgtindustries.com.

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