

STONEWOOD TOWERS PROCEDURE NO. 32

Subject: B Building Doors: Stairwell, Air Conditioning Room and Balcony

Background:

Since the original procedure was approved in 2000, there have been many changes to the Fire Code and the Building Code, and, based upon inspections by Cocoa Beach Officials, immediate changes are required to safeguard and protect the occupants of the B building in case of fire or other emergencies.

Stairwell Doors

All stairwell doors will be inspected to insure they meet all legal requirements.

This includes that all doors MUST be equipped with automatic closure devices and that they NEVER be left or wedged open, which creates a fire hazard. Also, seals must be inspected periodically.

Air Conditioning Room Doors

Steel doors that meet all applicable fire, wind and building codes will be used. We must conform to code to comply with both provisions in our insurance policies and all local, county and state requirements. Previously installed doors not code compliant will be removed.

Balcony Doors

Installation of replacement Balcony doors can cause potential structural and functional problems, not only in the unit wishing to replace the door, but also in units beneath the unit in question. Therefore, any door replacements must be approved by the Condominium Manager, and building permits obtained, but, additionally, an analysis must be conducted to verify that the installation is consistent with the structural maintenance activities which are periodically scheduled to insure the continuing long life of our buildings.

Balcony Tiling

While not recommended, tiling must be done to comply with the requirement that the possibility of water reaching the concrete surface of the decks is eliminated. Correct tile installation to achieve this objective, must be performed in accordance with very precise guidelines. The Association recommends that surface coatings of the balconies, which do not allow water penetration and have a similar look as tile, be utilized. If balcony tiling is planned, the contractor must provide a plan to the Condominium Manager which meets the stated objective, prior to the approval of tile installation.

FOR THE BOARD OF ADMINISTRATION

Cathryn Powers, Secretary