



# Windstorm Mitigation Report (MIT-BT II & III)

Banana Bay Condominium

200 Banana River Blvd S, Building 2300, Units 2301-2324

Cocoa Beach, FL 32931

Prepared Exclusively for Banana Bay Condominium

As of 5/20/2022 | FPAT File# MIT2217243

**Custom Reserves**

888.927.7865 | [www.customreserves.com](http://www.customreserves.com)

## **RECAPITULATION OF MITIGATION FEATURES**

### **For 200 Banana River Blvd S, Building 2300, Units 2301-2324**

- |                                              |                                                                                                                                                                                                                                                |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Roof Covering:</b><br>Comments:        | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. See attached Roofing Proposal information provided by the association. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit. |
| <b>2. Roof Deck Attachment:</b><br>Comments: | <b>Level A</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum of 6" on the edge & 12" in the field.                                                                                                         |
| <b>3. SWR:</b><br>Comments:                  | <b>No</b><br>At the time of inspection, no SWR was verified.                                                                                                                                                                                   |
| <b>4. Opening Protection:</b><br>Comments:   | <b>None or Some Glazed Openings</b><br>No opening protection verified at the time of inspection.                                                                                                                                               |



Address Verification



Exterior Elevation



Roof Construction



Roof Construction



Roof Construction



Roof Construction

 <b>Rock Home Improvements, LLC.</b> D.B.A. Rock Roofing Serving All of Florida Office: (321) 504-6282 RockRoofing.net	BBB A+ Rating  Commercial  Stone-Coated Steel Tile, Shake, Shingle
	Owens Corning Preferred

**Proposal / Contract**  
 Proposal Date: 11 Nov. 2016 Job Number: NR6033/6034  
 Owner: Banana Bay Condominiums Phone: (321) 799-3386  
 Property Management: Reconcilable Differences C/O Ted Cell Phone: (321) 890-8845  
 BBC HOA President: Barbara Peterson Cell Phone: (321) 794-0577  
 Address: 200 S Banana River Blvd Email: bananabay@cfl.rr.com  
 City: Cocoa Beach State: FL Zip: 32931  
 Job Address: 200 S Banana River Blvd, Cocoa Beach, FL 32931

- Job Description**
- \_\_\_ 1. Provide at cost all necessary permits and inspections required by code.
  - \_\_\_ 2. Tear off existing material for clean working surface and dispose of material debris properly.
  - \_\_\_ 3. Remove and replace damaged or weakened wood at prices specified below.
  - \_\_\_ 4. Re-nail plywood deck to meet new building wind and hurricane uplift codes.
  - \_\_\_ 5. Supply and install underlayment according to manufacturers specifications and according to code.
  - \_\_\_ 6. Supply and install fasteners according to manufacturers specifications and according to code.
  - \_\_\_ 7. Supply and install all fascia, flashings, and trim according to manufacturers specifications and according to code.
  - \_\_\_ 8. Paint penetration vents to blend with roof color.
  - \_\_\_ 9. Walk property before and after with authorized person to determine condition of property, define the job description, and review the work performed.

Job Specific Description: For Banana Bay Condominiums

Item	Description	Price
10.	2300 Building - Tear off and re-roof with Gerard Stone Coated Steel Battenless - sloped roof Certainteed self adhesive base, granulated cap sheet modified bitumen - flat roof	\$62,431
11.	2400 Building - Tear off and re-roof with Gerard Stone Coated Steel Battenless - sloped roof Certainteed self adhesive base, granulated cap sheet modified bitumen - flat roof	\$62,431
12.	Garages - West - Tear off and re-roof with Certainteed self adhesive base, granulated cap sheet modified bitumen	\$26,000
13.	Elevator Area- Ground Floor	\$ 3,250
14.	Extra Trash and Debris	\$ 1,278
15.	Hurricane Debris Clean-up	\$ 5,320
16.	Termination Bars (Flat Roof)	\$ 4,658
17.	Plywood	\$21,683
18.	2x4x8 Lumber	\$ 834
19.	A/C Stands and Hoods	\$34,220
20.	Insulation Removal	\$18,336
21.	Insulation Install	\$65,322
22.	Mansard Tile	\$61,802
23.	Coping	\$10,560
<b>Total Contract Price</b>		<b>\$377,925</b>
24.	Stucco Wall Repair - To be added by Change Order #1	TBD
25.	Gutters - To be added by Change Order #1	TBD

Roof Construction

 Residential Insured State License # CCC1326096 Certainteed Master Shingle Applicator	<b>Rock Home Improvements, LLC.</b> D.B.A. Rock Roofing Serving All of Florida Office: (321) 504-6282 RockRoofing.net	BBB A+ Rating  Commercial Stone-Coated Steel Tile, Shake, Shingle Owens Corning Preferred
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	<u>Amount</u>	<u>Due</u>
First payment	\$100,000	18 November 2016
Second Payment	\$100,000	25 November 2016
Third Payment	\$TBD	TBD
Fourth Payment	\$TBD	TBD
Final Payment	\$10,000	Within 10 business days of Essential Final Completion Letter from Rock Roofing

The above prices, specifications, scope of work, and terms and conditions are hereby accepted. The following will be inserted by Change Order by 18 November 2016

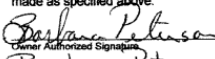
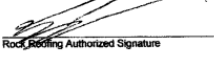
"TBDs" in the following lines:

23. Stucco Wall Repair	TBD
24. Gutters	TBD

	<u>Amount</u>	<u>Due</u>
Third Payment	\$TBD	TBD
Fourth Payment	\$TBD	TBD

The third payment and date are dependent upon the TBD prices of items 20, 23, and 24 and the roofing material selected to be installed.

The below signed parties have read and fully understand the Contract terms and conditions listed on the front and back of this contract. Rock Roofing is authorized to do the work as specified in accordance with this Contract. Payments will be made as specified above.

 Owner Authorized Signature	_____	 Rock Roofing Authorized Signature
Barbara Petersen Owner Authorized Person's Printed Name	_____	Craig Winebrener Rock Roofing Authorized Printed Name
11-12-16 Date Accepted	_____	11/11/16 Date Accepted



2. **Roof Deck Attachment**  No Attic Access

**Level A – Wood or Other Deck Type II only**

Roof deck composed of sheets of structural panels (plywood or OSB).

Or

Architectural (non-structural) metal panels that require a solid decking to support weight and loads.

Or

Other roof decks that do not meet Levels B or C below.

**Level B – Metal Deck Type II or III**

Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

**Level C – Reinforced Concrete Roof Deck Type, II or III**

A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3. **Secondary Water Resistance**  None

**Underlayment**

A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

**Foamed Adhesive**

A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4. **Opening Protection**  None or Some

**Class A (Hurricane Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile ( 9 lb.) impact requirements of:

- SSTD12;
- ASTM E 1886 and ASTM E 1996;
- Miami-Dade PA 201, 202, and 203;
- Florida Building Code TAS 201, 202 and 203.

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

**Class B (Basic Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile ( 4.5 lb.) impact requirements of:

- ASTM E 1886 and ASTM E 1996

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

\*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.



### CERTIFICATION


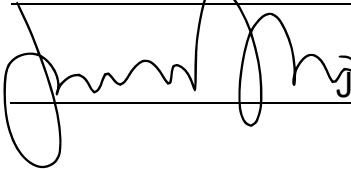
I certify that I hold an active license as a: *(CHECK ONE OF THE FOLLOWING)*

- General or building contractor licensed under Section 489.111, Florida Statutes.
- Building code inspector certified under Section 468.607, Florida Statutes.
- Professional architect licensed under Section 481.213, Florida Statutes.
- Professional engineer licensed under Section 471.015, Florida Statutes.

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

Name of Company: Felten Property Assessment Team Phone: (866)-568-7853  
Name of Inspector John Felten License Type CBC License # CBC1255984  
Inspection Date: 5/20/2022

Signature:  Date: 5/20/2022  
Applicant/Insured's Signature\*:  Jennifer Vo, Manager Date: 2/16/2023

**\*Applicant /Insured's signature must be from the Board President and another member of the board for condo and homeowner's associations or an officer of the named insured for all other business entities.**

**"Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."**

**\*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**