



FIRST IMPRESSIONS BEST PROTECTION

Replacing Your Condominium Windows and Doors

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Your windows and doors are what people see from the outside, so they give the first impression of your building or complex.

When is the right time to replace the windows and doors in your condominium complex? When residents begin to notice wear and tear. But many times, doors and windows should be replaced long before the passage of time starts to show.



QUESTIONS? Your PGT dealer



REPLACE ONE, REPLACE ALL

There are several reasons why your money and efforts go further when you replace all windows and doors at once

One decision, one company. Your condo committee only needs to make one decision, rather than approving each condo owner's request.

Better pricing. Materials and labor can vary considerably over time. With a much larger purchase made at one time, you can receive better pricing that will remain constant for the entire project.

Greater protection. 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.

Satisfied owners. Condo owners will appreciate the uniform appearance of their building, and the increased value of their units.





TIPS FOR A SUCCESSFUL REPLACEMENT PROJECT

- 1 DO YOUR HOMEWORK.** Contact your local building department to find out which building codes your new windows and doors are required to meet. Verify approvals at floridabuilding.org, miamidade.gov or call 877.550.6006.
- 2 HIRE AN ARCHITECT/ENGINEER.** Hire a Florida-licensed architect or structural engineer to determine your new window and door requirements.
- 3 CONTACT YOUR PGT DEALER** for specific products. With your requirements in hand, PGT dealers can suggest appropriate products for your project. All PGT products have been approved by the Florida Building Commission. Go to pgtindustries.com to find a dealer near you.
- 4 SELECT A CONTRACTOR.** Seek estimates and proposals from several contractors licensed, bonded and insured through the Construction Industry Licensing Board (myfloridalicense.com/dbpr/pro/cilb/index.html). Ask for at least three references for recent, similar work and call the references.
- 5 HIRE A LAWYER.** Before signing a contract, consult an attorney to be sure the contract protects you in case the contractor does not meet any part of the agreement, from costs as stated to meeting deadlines. Make sure you know who is responsible for service after installation – the contractor, manufacturer or dealer. See Chapter 718 of Florida Law under myflorida.com.
- 6 CHECK FOR PERMITS.** Make sure your contractor pulls the necessary permit for your job, as required by your local regulations, and that the permit is posted on site. Failure to do this could cost your association two to three times the original permitting fee, plus having to remove noncompliant products and redo the work.
- 7 WITHHOLD FINAL PAYMENT.** Ensure that all work has been completed to your satisfaction, and that it has passed its final building code inspection, before releasing final payment to the contractor.

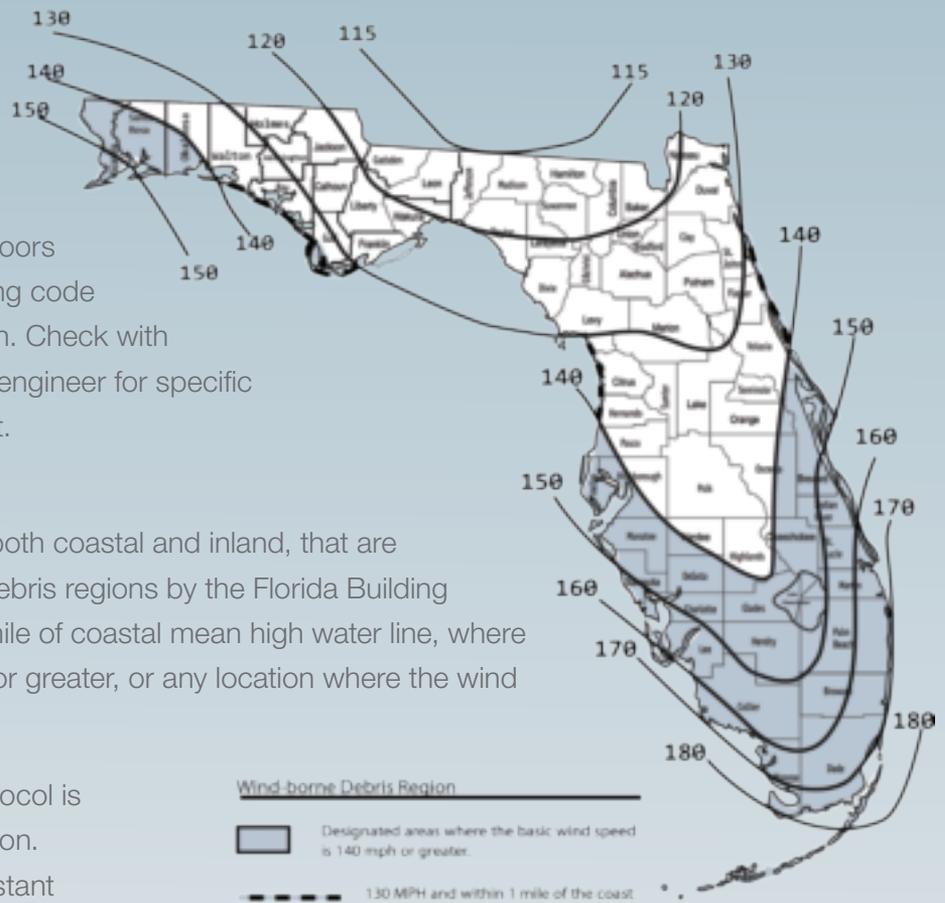
DO YOU KNOW THE CODE?

Living near the coast has its benefits; however, if your building is located in a wind-borne debris region, replacement windows and doors must meet the Florida building code for glazed opening protection. Check with your contractor, architect or engineer for specific requirements on your project.

Wind-Borne Debris Region

Many Florida communities, both coastal and inland, that are designated as wind-borne debris regions by the Florida Building Code are areas within one mile of coastal mean high water line, where the wind speed is 130 mph or greater, or any location where the wind speed is over 140 mph.

The Miami-Dade testing protocol is the most stringent in the nation. PGT WinGuard® impact-resistant windows and doors are tested to Miami-Dade protocol and hold a Miami-Dade Notice of Acceptance.



Turtle Code

Many counties and cities along Florida's coast have adopted sea turtle lighting ordinances that restrict the amount of light permitted through windows and doors. The artificial lighting of coastal construction is known to confuse the hatchlings who are guided to the water by the light of the moon.

BENEFITS

of Impact-Resistant Products



Impact-resistant testing

PGT's impact-resistant windows and doors provide noise reduction, safety from intruders and 99 percent blockage of UV rays.

Impact-resistant glass may crack in severe weather, but it is designed so that objects will not penetrate the glass interlayer, keeping wind, water and debris outside of your home.

Questions?

Your PGT dealer is uniquely qualified to answer your questions and help you find products perfectly suited to your condominium replacement project.



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