

Half Moon Bay Hurricane Shutter Specifications

On March 24, 2009 the Half Moon Bay by K. Hovnanian approved new hurricane shutter specifications. These specifications are in compliance with Section 718.113(5) Florida Statutes. The specifications are reprinted below. A signed-off K-Hovnanian Architectural Approval Form is required before work can begin.

HURRICANE PROTECTION

All unit owners must obtain the prior written authorization of the Board of Directors before installing hurricane shutters or impact windows. In order to have the Board consider a request for hurricane shutters or impact windows a unit owner must submit a signed written request with the following information:

1. Color
2. Style (roll-up, accordion folding shutters or hurricane panels)
3. Photograph of the specific type and color of shutter
4. Certificate of Miami-Dade Hurricane rating and Florida product approval
5. If laminated glass - tinting (color and density)
6. Information that demonstrates that all of the requirements below will be met.
7. Certificate of Insurance
8. Proper Building Permits as required
9. Any and all other documentation, permits, licenses or approvals that the board may deem necessary.

SPECIFICATIONS FOR HURRICANE SHUTTERS

1. Sidetracks and boxes are sized to each window and are to be made of aluminum with baked enamel paint to match the color of the building on all windows (color-Ivory), terrace excluded. (Electrostatic or powder-coated applied).
2. On the terraces, residents have a choice of roll-up, accordion folding shutters or hurricane panels. All shutters on the terrace must be white. Accordion shutters or hurricane panels that are installed on the terrace must be installed against the windows. If panels are used, they must be stored in an unobtrusive manner when not in use. Roll-Up shutters should be installed against the screens. .
3. On the front and side windows, residents have the choice of roll-up or accordion shutters. The panels mounted on windows shall match the color of the building, (Ivory).
4. Accordion shutters on windows shall be 60/40 stacked. The orientation of the 60/40 stacks shall be such that the wide stack is on the right side of the window. Windows on the end of the buildings shall have the wide portion of the shutters toward the front of the building. The approximate stack sizes are:
 1. 8-foot wide windows, (12 inches of blades) -7.5 inches and 4.5 inches on sides of window.

2. 4-foot wide windows, (8.75 inches of blades) -5.25 inches and 3.5 inches on sides of window.
5. All hurricane shutters shall meet the Miami-Dade building codes and must have a Florida Product Approval.
6. All screws in the slats and tracks must be stainless steel. Stainless steel screws are not to be used in the concrete. Attachment of the shutters to the concrete must be in accordance with the requirements of the Florida Product Approvals or Notice Of Acceptance's (NOA).
7. All rivets must be aluminum.
8. All fasteners are to be drilled; no power gun fasteners are to be used.
9. A signed Architectural Approval from the Association is required.
10. The Association is to be supplied with a Certificate of Insurance and proof of the proper Building Permits before work begins.
11. Motorized shutters cannot be used on the front and side windows.

SPECIFICATIONS FOR IMPACT RESISTANT WINDOWS

1. Only horizontal sliders are permitted, no casement or sash window type installations are permitted.
2. The width of the windows shall be such that the frames between the operating sash and the fixed sash, when closed, maintain the vertical alignment of sashes of the other floors in the building.
3. All impact windows shall meet the Miami-Dade building codes and must have a Florida Product Approval.
4. The color of the frames must be white.