

Madani, Mo

*Additional info provided by the
Petitioner*

From: Jared Blount <jblount@atslab.com>
Sent: Thursday, January 8, 2026 11:41 AM
To: Madani, Mo; jttolbert@myescambia.com
Cc: Ann Russo; George Wiggins; Bryce Moore
Subject: RE: [EXTERNAL] RE: [EXTERNAL]Binding Interpretation #318

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Good Morning Mo,

Beach Colony is a 20-story condominium building located at 13601 Perdido Key Drive in Pensacola, Florida. The building is classified as a residential occupancy, Group R-2.

I am not aware of a local appeal board established for this jurisdiction; Tim, please feel free to correct me if that understanding is inaccurate.

Please let me know if you need any additional information.

Thanks,

Jared H. Blount, M.Eng., P.E.
Structural Engineer
Direct : 251-725-3925
Office : 704-541-6071
www.atslab.com

From: Madani, Mo <Mo.Madani@myfloridalicense.com>
Sent: Thursday, January 8, 2026 10:08 AM
To: jttolbert@myescambia.com; Jared Blount <jblount@atslab.com>
Cc: Ann Russo <arusso@boaf.net>; George Wiggins <gwiggins7777@gmail.com>
Subject: [EXTERNAL] RE: [EXTERNAL]Binding Interpretation #318

Tim/Jared,

Please provide a clear description of the building in question, including but not limited to the number of stories, type of occupancy, and any other relevant characteristics.

Additionally, please confirm whether a local appeal board exists for this jurisdiction.

Thank you for your assistance.

Madani, Mo

From: Jared Blount <jblount@atslab.com>
Sent: Monday, January 12, 2026 12:08 PM
To: Madani, Mo; jttolbert@myescambia.com
Cc: Ann Russo; George Wiggins; Bryce Moore
Subject: RE: [EXTERNAL] RE: [EXTERNAL]Binding Interpretation #318

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Mo,

The scope of this project includes the replacement of five windows on the first floor of the east elevation as a “mock-up” for a future, full window replacement project anticipated along the same elevation. The Board elected to proceed with a mock-up phase rather than immediately undertaking the full east elevation window replacement in order to allow the design team to observe actual construction details and as-built conditions. This approach was intended to reduce unknowns and minimize the potential for unforeseen conditions and change orders associated with the larger project.

The overall scope of the mock-up project includes removal and replacement of five windows at the first floor, removal and replacement of stucco down to the infill metal stud walls, replacement of insulation, and restoration of interior finishes. The replacement windows are like in kind with respect to size, while complying with the glazing requirements of the current Florida Building Code.

I am the Engineer of Record for this project and did not prepare a structural inspection plan based on Section 110.8.1 of the 2023 Florida Building Code, which requires a structural inspection plan only for new construction, repair, or restoration projects where the structural system or structural loading of the building is being modified. As discussed in our petition, the building’s main wind force resisting system is not being modified, as the work is limited to the infill metal stud wall assemblies.

Thanks,

Jared H. Blount, M.Eng., P.E.

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From: Madani, Mo <Mo.Madani@myfloridalicense.com>
Sent: Monday, January 12, 2026 8:19 AM
To: Jared Blount <jblount@atslab.com>; jttolbert@myescambia.com
Cc: Ann Russo <arusso@boaf.net>; George Wiggins <gwiggins7777@gmail.com>; Bryce Moore <bmoore@atslab.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL]Binding Interpretation #318