
The Riverview Condominium Association, Inc.

1400 1st Ave W
Bradenton, FL 34205

Window Replacement

July, 2016

OVERVIEW

Guidelines for window replacement: Newer technology brings better protection from Florida's storms but presents challenges to keep the building's appearance consistent.

REQUIREMENTS:

- A. Contractor must be licensed and bonded.
- B. Building Permit obtained from the City of Bradenton and provided to The Riverview Board prior to any work starting.
- C. All building codes and The Riverview requirements be met with materials and workmanship.
- D. Windows should look as similar as possible to the existing Windows originally installed to the building. Window in the living/dining room should have have three (3) bars, windows in the master bedroom and kitchen should have two (2) panes and windows in the guest bedroom should have four (4) panes with the bars being at least one (1) inch to one and one-half (1½) inches wide. Units in the back of the building will have an additional window in the master bath and it should have two (2) panes. Windows must be bronze in color.
- E. Owner is responsible for any damage and repair to the outside of the building wall caused by any work being done installing the new Windows.
- F. After completion of installation if any touch up of paint is required for the outside of the building the owner is responsible for the labor. The Riverview Condo will provide the paint.
- G. Final approval from the city must be obtained upon completion of the window replacement.

PROCEDURES:

1. Notification in writing must be sent to the Riverview Condo Board that the owner is planning on replacing the existing Windows.
2. Once the window selection is made a copy of the windows with pictures and dimensions should be provided to The Riverview Board for verification the new windows will meet The Riverview's requirements.
3. A copy of the building permit is provided to the Riverview Board prior to any working being done. It will be filed in the condominium's files for the unit.
4. A copy of the final inspection and acceptance is provided to The Riverview Board when the work is completed. It will be filed in the condominium's files for the unit.
5. Once the Board has received the final inspection and acceptance paperwork a compliance check will be scheduled with the owner.