



Bellair Condominiums
2727 N. Atlantic Avenue Daytona Beach, FL 32118

**Wind Mitigation Inspection
Report**

Inspected By: Joie Kelley

Boyles Enterprises, Inc. (407) 509-6975

Prepared For: Tom Stanley Construction Consultants

**CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM**

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION		
PREMISES #:		SUBJECT OF INSURANCE:
BUILDING #:	3	STREET ADDRESS: 2727 N. ATLANTIC AVE, DAYTONA BCH
# STORIES:	9	BLDG DESCRIPTION: Bellair Condominiums
BUILDING TYPE: <input type="checkbox"/> (4 to 6 stories) <input checked="" type="checkbox"/> III (7 or more stories)		

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): Exposure C or Exposure B

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): ≥100 or ≥110 or ≥120

Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): ≥100 or ≥110 or ≥120

Certification for the purpose of establishing the basic **WIND SPEED** or **WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings

Roof Covering Material: BAF 60mil TPO MEMBRANE Date of Installation: 02/20/25

Level A (Non FBC Equivalent) – Type II or III
One or more roof coverings that do not meet the FBC Equivalent definition requirements below.

Level B (FBC Equivalent) – Type II or III

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

***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.**

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2. Roof Deck Attachment

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

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

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.

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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: BOYLES ENTERPRISES, INC Phone: 407-509-6975
Name of Inspector: JOIE KELLEY License Type: CGC License #: CGC1510879
Inspection Date: 02/28/25
Signature: Joie L. Kelley Date: 03/31/25
Applicant /Insured's Signature *: _____ Date: _____

*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."

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Site Photos









TOM STANLEY CONSTRUCTION CONSULTANTS
798 VICTORIA CIRCLE EAST, ORMOND BEACH, FL

tomstanley40@icloud.com 386-405-4771

Bellair Condominiums, 2727 N Atlantic Ave, Daytona Beach, FL

SPECIFICATION: TFATI60

QUO-59426-1BUCG7 – 1

3/19/2024

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COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	Structural Concrete	Suitable Thickness	Per Code	N/A
VAPOR RETARDER-WATERPROOFING ASSEMBLY 1	GAF SA Vapor Retarder XL ASTM N/A Size: 6 squares	1 ply	Self Adhered	Adhered per GAF requirements, substrate must be primed with EverGuard® TPO Quick Spray Adhesive LV50. An adhesion test is required to ensure substrate and attachment quality.
INSULATION 1	EnergyGuard™ Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 1.0", 4' x 4' LTTR: 5.7	1 layer	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 4" o.c.
INSULATION 2	EnergyGuard™ Tapered Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 4' x 4', 1/4" slope	Tapered, per plans - see note below	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 4" o.c.
INSULATION 3	Securock® Gypsum Fiber Roof Board, 1800 psi ASTM C1278 Size: 1/2", 4' x 8' LTTR: 0.5 Total LTTR: 6.2	1 layer	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 4" o.c.
SINGLE PLY MEMBRANE	EverGuard® TPO 60 mil Tan or Gray ASTM D6878 Size: 10ft SRI: 79	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil Tan or Gray ASTM D6878 SRI: 79	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 year		Guarantee fee applicable

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at www.gaf.com.
 Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF Master or Master Select Contractor.

All GAF and EverGuard® accessories shall be used where applicable. GAF Perimeter Edge Metal shall be used where conditions exist.

Average R-value for tapered insulation system varies, and total R-value listed above does not include tapered insulation. See tapered plans for minimum thickness required and average R-value for this project.