Springwood Villas, HPR

Board of Directors

Bruce Cain, Scott Camp, Michael Selvaggi, Wayne Najduch, Stephanie Palmer, James Hart, Jeffrey McCombie

DATE: January 20, 2020

TO: Springwood Villas Owners

FROM: Springwood Villas Board of Directors.

RE: Window & Door Replacement

Your Board has had many requests over the past few years for window and door replacements. This being the case, The Board of Directors finds it beneficial to all to provide window and door **suggestions** and provide this form for window and door replacements. The Villa owner owns and is totally responsible for the maintenance and replacement of all windows and doors but replacement is considered an exterior change and must therefore be approved by the Board of Directors.

Town of Hilton Head Wind Load Municipal Code, as of November 2019, can be found on the last 2 pages of this notice, specifically, Section 1609.1.2(exceptions do not apply). When your contractor is pulling the Town permit for replacement(required) the Town will indicate if these codes have recently changed. Please ensure that ALL exterior surfaces of your proposed door/window are Dark Bronze in color. We have found replacement doors and windows that reportedly meet Town code and the aesthetic standards of Springwood Villas. They can be found at the links below:

Doors: https://miwindows.com/docs/default-source/consumer-product-information-sheets/mi_120sgd.pdf?sfvrsn=675dd216_28

https://miwindows.com/docs/default-source/consumer-product-information-sheets/mi_1615_1617sgd_pds_102518bd.pdf?sfvrsn=7b77cd16_64

Windows: https://wincorewindows.com/products/windows/window-styles/double-slider/

LICENSED CONTRACTOR_____

PHONE #_____

WEB LINK TO PROPOSED WINDOW(S)/DOOR(S) _____

WINDOW(S)/DOOR(S) EXTERIOR COLOR Dark Bronze or as similar to current color as possible: YES ☐

DESIRED START DATE: _____

EST. COMPLETION DATE:_____

DUMPSTER REQUIRED: YES ☐ NO ☐

PROJECT COORDINATOR_____

PHONE #_____

OWNER'S INITIALS_____

I HAVE READ AND ACCEPTED THE SPRINGWOOD VILLAS, HPR

- MASTER DEED
- BY-LAWS & AMENDMENTS
- RULES AND REGULATIONS

I UNDERSTAND THAT THE BOARD WILL ACT ON THIS REQUEST IN A TIMELY MANER AND PROVIDE A WRITTEN RESPONSE OF THEIR DECISION. I FURTHER UNDERSTAND AND AGREE TO THE FOLLOWING PROVISIONS:

1. NO WORK OR COMMITMENT OF WORK WILL TAKE PLACE UNTIL I HAVE RECEIVED WRITTEN APPROVAL FROM THE BOARD.
2. ALL WORK WILL BE DONE AT MY EXPENSE. ALL FUTURE UPKEEP TO BE AT MY EXPENSE.
3. ALL WORK TO BE DONE EXPEDITIOUSLY ONCE COMMENCED AND WILL BE DONE IN A GOOD WORKMAN-LIKE MANNER.
4. ALL WORK WILL BE PERFORMED AT A TIME AND A MANNER TO MNINIMIZE INTERFERENCE AND INCONVENIENCE TO OTHER OWNERS NO WORK SHALL TAKE PLACE BETWEEN 5:00PM AND 8:00AM. NO WORK SHALL TAKE PLACE ON SATURDAYS, SUNDAYS OR HOLIDAYS.
5. I ASSUME ALL LIABILITY AND WILL BE RESPONSIBLE FOR ALL DAMAGES AND/OR INJURY WHICH MAY RESULT FROM PERFORMANCE OF THIS WORK.
6. I WILL BE RESPONSIBLE FOR THE CONDUCT OF PERSONS, AGENTS, CONTRACTORS AND EMPLOYEES WHO ARE CONNECTED WITH THIS WORK.
7. I WILL BE RESPONSIBLE FOR COMPLYING WITH, AND WILL COMPLY WITH, ALL APPLICABLE FEDERAL STATE AND LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS IN CONNECTION WITH THIS WORK. I WILL OBTAIN NECESSARY PERMITS AND APPROVALS OF THIS WORK, INCLUDING THE TOWN OF HILTON HEAD. I UNDERSTAND THAT SRPINGWOOD VILLAS, HPR, ITS BOARD OF DIRECTORS AND ITS AGENTS HAVE NO RESPONSIBILITY WITH RESPECT TO SUCH COMPLIANCE AND THAT THE BOARD'S APPROVAL OF THIS REQUEST SHALL NOT BE UNDERSTOOD AS THE MAKING OF ANY REPRESENTATION OR WARRANTY THAT THE PLANS, SPECIFICATIONS OR WORK COMPLY WITH ANY LAW, CODE, REGULATIONS OR GOVERNMENTAL REQUIREMENTS.

CO-OWNER'S SIGNATURE_____DATE_____

PRINTED NAME_____UNIT #_____

RETURN THIS APPLICATION FOR ALTERATION TO:

IMC RESORT SERVICES, INC.
C/O ADAM HARTZOG
2 CORPUS CHRISTI, SUITE 302
HILTON HEAD ISLAND, SC 29928

FAX: (843) 785-3901

EMAIL: ADAMH@IMCHHI.COM

2015
SOUTH CAROLINA BUILDING CODE

SECTION 1608
SNOW LOADS

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607.

1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figure 1608.2 for the contiguous United States and Table 1608.2 for Alaska. Site-specific case studies shall be made in areas designated "CS" in Figure 1608.2. Ground snow loads for sites at elevations above the limits indicated in Figure 1608.2 and for all sites within the CS areas shall be *approved*. Ground snow load determination for such sites shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a 2-percent annual probability of being exceeded (50-year mean recurrence interval). Snow loads are zero for Hawaii, except in mountainous regions as *approved* by the *building official*.

1608.3 Ponding instability. Susceptible bays of roofs shall be evaluated for ponding instability in accordance with Section 7.11 of ASCE 7.

SECTION 1609
WIND LOADS

1609.1 Applications. Buildings, structures and parts thereof shall be designed to withstand the minimum wind loads prescribed herein. Decreases in wind loads shall not be made for the effect of shielding by other structures.

1609.1.1 Determination of wind loads. Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7 or provisions of the alternate all-heights method in Section 1609.6. The type of opening protection required, the ultimate design wind speed, V_{ult}, and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Exceptions:

1. Subject to the limitations of Section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 buildings.
2. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AWC WFCM.
3. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AISI S230.
4. Designs using NAAMM FP 1001.
5. Designs using TIA-222 for antenna-supporting structures and antennas, provided the horizontal extent of Topographic Category 2 escarpments in Section 2.6.6.2 of TIA-222 shall be 16 times the height of the escarpment.
6. Wind tunnel tests in accordance with ASCE 49 and Sections 31.4 and 31.5 of ASCE 7.

The wind speeds in Figures 1609.3(1), 1609.3(2) and 1609.3(3) are ultimate design wind speeds, V_{ult}, and shall be converted in accordance with Section 1609.3.1 to nominal design wind speeds, V_{asd}, when the provisions of the standards referenced in Exceptions 4 and 5 are used.

1609.1.1.1 Applicability. The provisions of ICC 600 are applicable only to buildings located within Exposure B or C as defined in Section 1609.4. The provisions of ICC 600, AWC WFCM and AISI S230 shall not apply to buildings sited on the upper half of an isolated hill, ridge or escarpment meeting the following conditions:

1. The hill, ridge or escarpment is 60 feet (18 288 mm) or higher if located in Exposure B or 30 feet (9144 mm) or higher if located in Exposure C;
2. The maximum average slope of the hill exceeds 10 percent; and

TABLE 1608.2
GROUND SNOW LOADS, p_g, FOR ALASKAN LOCATIONS

LOCATION	POUNDS PER SQUARE FOOT	LOCATION	POUNDS PER SQUARE FOOT	LOCATION	POUNDS PER SQUARE FOOT
Adak	30	Galena	60	Petersburg	150
Anchorage	50	Gulkana	70	St. Paul Islands	40
Angoon	70	Homer	40	Seward	50
Barrow	25	Juneau	60	Shemya	25
Barter Island	35	Kenai	70	Sitka	50
Bethel	40	Kodiak	30	Talkeetna	120
Big Delta	50	Kotzebue	60	Unalakleet	50
Cold Bay	25	McGrath	70	Valdez	160
Cordova	100	Nenana	80	Whittier	300
Fairbanks	60	Nome	70	Wrangell	60
Fort Yukon	60	Palmer	50	Yakutat	150

For SI: 1 pound per square foot = 0.0479 kN/m^2.

3. The hill, ridge or escarpment is unobstructed upwind by other such topographic features for a distance from the high point of 50 times the height of the hill or 1 mile (1.61 km), whichever is greater.

1609.1.2 Protection of openings. In *wind-borne debris regions*, glazing in buildings shall be impact resistant or protected with an impact-resistant covering meeting the requirements of an *approved* impact-resistant standard or ASTM E1996 and ASTM E1886 referenced herein as follows:

1. Glazed openings located within 30 feet (9144 mm) of grade shall meet the requirements of the large missile test of ASTM E1996.
2. Glazed openings located more than 30 feet (9144 mm) above grade shall meet the provisions of the small missile test of ASTM E1996.

Exceptions:

1. Wood structural panels with a minimum thickness of $^{7}/_{16}$ inch (11.1 mm) and maximum panel span of 8 feet (2438 mm) shall be permitted for opening protection in buildings with a mean roof height of 33 feet (10 058 mm) or less that are classified as a Group R-3 or R-4 occupancy. Panels shall be precut so that they shall be attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the components and cladding loads determined in accordance with the provisions of ASCE 7, with corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table 1609.1.2 with corrosion-resistant attachment hardware provided and anchors permanently installed on the building is permitted for buildings with a mean roof height of 45 feet (13 716 mm) or less where V_{asd} determined in accordance with Section 1609.3.1 does not exceed 140 mph (63 m/s).
2. Glazing in *Risk Category* I buildings, including greenhouses that are occupied for growing plants on a production or research basis, without public access shall be permitted to be unprotected.
3. Glazing in *Risk Category* II, III or IV buildings located over 60 feet (18 288 mm) above the ground and over 30 feet (9144 mm) above aggregate surface roofs located within 1,500 feet (458 m) of the building shall be permitted to be unprotected.

1609.1.2.1 Louvers. Louvers protecting intake and exhaust ventilation ducts not assumed to be open that are located within 30 feet (9144 mm) of grade shall meet the requirements of AMCA 540.

1609.1.2.2. Application of ASTM E1996. The text of Section 6.2.2 of ASTM E1996 shall be substituted as follows:

6.2.2 Unless otherwise specified, select the wind zone based on the strength design wind speed, V_{ult}, as follows:

6.2.2.1 *Wind Zone 1*—130 mph ≤ ultimate design wind speed, V_{ult} < 140 mph.

6.2.2.2 *Wind Zone 2*—140 mph ≤ ultimate design wind speed, V_{ult} < 150 mph at greater than one mile (1.6 km) from the coastline. The coastline shall be measured from the mean high water mark.

6.2.2.3 *Wind Zone 3*—150 mph (58 m/s) ≤ ultimate design wind speed, V_{ult} ≤ 160 mph (63 m/s), or 140 mph (54 m/s) ≤ ultimate design wind speed, V_{ult} ≤ 160 mph (63 m/s) and within one mile (1.6 km) of the coastline. The coastline shall be measured from the mean high water mark.

6.2.2.4 *Wind Zone 4*— ultimate design wind speed, V_{ult} >160 mph (63 m/s).

1609.1.2.3 Garage doors. Garage door glazed opening protection for wind-borne debris shall meet the requirements of an *approved* impact-resisting standard or ANSI/DASMA 115.

TABLE 1609.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[a, b, c, d]

FASTENER TYPE	FASTENER SPACING (inches)		
	Panel Span ≤ 4 feet	4 feet < Panel Span ≤ 6 feet	6 feet < Panel Span ≤ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
$^{1}/_{4}$-inch diameter lag-screw-based anchor with 2-inch embedment length	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.

a. This table is based on 140 mph wind speeds and a 45-foot mean roof height.

b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.

c. Anchors shall penetrate through the exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of $2^{1}/_{2}$ inches from the edge of concrete block or concrete.

d. Where panels are attached to masonry or masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum ultimate withdrawal capacity of 1,500 pounds.