

Side Elevation Load Bearing Wall- Family Room

These photographs are directly related to the same section of this report as identified above.

0310A Side Elevation Window



Window on side elevation is in contact with the wood flooring.

2044 Side Elevation Load Bearing Wall

Exterior view of the substitute window installed for the Family Room. Not shown on the original or as-built drawings but a pencil sketch reflects the intent to install this 16-foot wide by 13-foot-tall window on a cut sheet.

Note the proximity to grade with an active irrigation system. The window planned per the original drawings was to be two 8-foot by 10-foot windows. Windows would be installed roughly 2-feet above the slab on grade.

The opening created for this change required saw cutting of the opening and would have necessitated removal of the precast engineered lintel. The block wall sides would also have to be overcut to accommodate the actual width of the window requiring a new wood frame.

The support wall on either side of the window was measured and compared to structural drawing and is not as wide as designed.

The original design allowed 48% of this wall to be load bearing. Now 26% remains as load bearing. No longer adequate as a load bearing wall.

**City of Winter Park failed
to enforce compliance with plans
submitted**



2129A Side Elevation Window



This picture shows the top of the window that is in direct contact with the drop ceiling for the family room. We decided not expose this area due to the height, amount of demolition needed and concern for our safety. This exterior wall has been significantly compromised for load bearing capacity and is a life safety issue.

2019 Side Elevation Window at Floor

This picture is of the interior slab and flooring after the drywall was removed.

The slab on grade has been cut for the width of the window at least 3-inches wide. Highly unusual and concerning. Next page will show the depth.



2120 Side Elevation Window at Floor

Depth of the saw cut on slab is 2-inches.

This pocket was created as the substitute window was too tall and would interfere with the ceiling design in the Family Room.

This is a significant code violation.



2122 Side Elevation Window at Floor

This outlet would have been in the 2-foot-high wall between the floor and window base in the original drawings.

The outlet has been installed in the window trim to allow the wiring and outlet box to be installed in the notched concrete slab.

No special consideration given to protect the outlet from damp conditions as a result of proximity to the irrigation system.

Damp conditions observed on the pressure treated wood in contact with the slab. Area within the notch and visible ends show discoloration consistent with mold or mildew.

Clear code violations and life safety issue.



2123 Side Elevation Wall

Electrical box was set by knocking a hole in the block wall.

This section of the wall on either side of window is where concrete and rebar is used per code for structural integrity as it relates to load bearing capacity.

A shallow junction box should have been used as this outlet is not on the electrical plan in the original drawings. This is a code violation.

Not a general industry standard to use multiple PT wood pieces for a frame. This should be one piece.



Load Bearing Wall Observations

We exposed the construction methods used on four areas for 3 the load bearing walls. Each area opened was found to be lacking in compliance with the original construction drawings, building codes, and as-builts.

Without proper documentation, revision information, details, critical calculations performed, or review by key stakeholders, the structural integrity of these walls has been severely compromised. Each wall poses serious life safety issues.

We decided to cease opening anymore load bearing walls.