



**BLOSSOM PARK CONDOMINIUM
BUILDING A & B
LIFE SAFETY & STRUCTURAL ASSESSMENT**

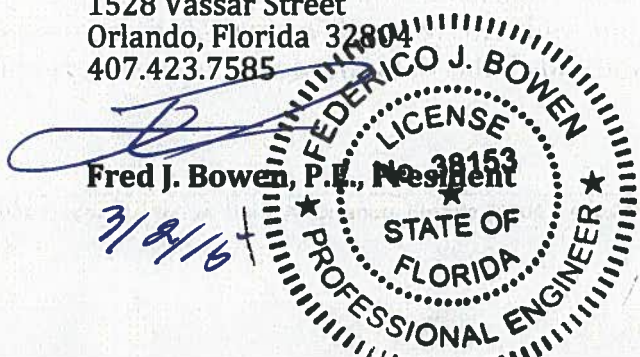
MRI. Project No.: 1424

02 March 2015

- Building Overview
- Scope of Work
- Process
- Assessment
- Appendix
 - Site Vicinity Plan
 - Building A & B – Overall Floor Plans
 - Building A – Partial Floor Plans
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 - Building B – Misc. Photos
 - Structural Summary Report of All Buildings and Stairs
 - Stairs Building A-Supplement
 - Corridor Building A-Supplement (Ceilings under second floor corridor)
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**BLOSSOM PARK CONDOMINIUM
BUILDING C & D
LIFE SAFETY & STRUCTURAL ASSESSMENT**

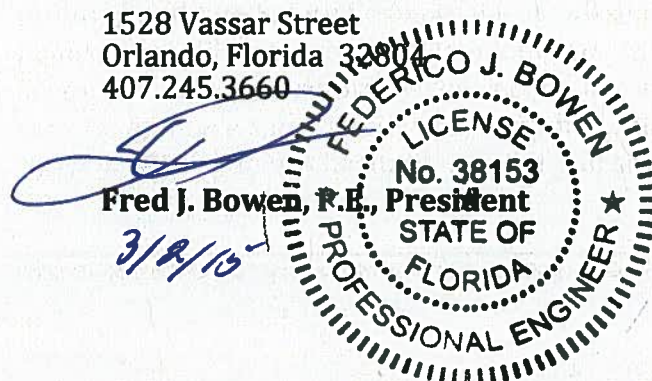
MRI. Project No.: 1424

02 March 2015

- Building Overview
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 - Building C & D – Overall Floor Plans
 - Building C – Partial Floor Plans
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 - Building C – Misc. Photos
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 - Structural Summary Report of All Buildings and Stairs
 - Stairs Building C & D-Supplement
 - Corridor Building C-Supplement (Ceilings under second floor corridor)
 - Corridor Building C-Supplement (Ceilings under third floor corridor)
 - Corridor Building D-Supplement (Ceilings under second floor corridor)
 - Corridor Building D-Supplement (Ceilings under third floor corridor)

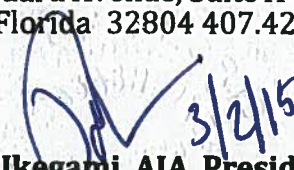


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**BLOSSOM PARK CONDOMINIUM
BUILDING E & F
LIFE SAFETY & STRUCTURAL ASSESSMENT**

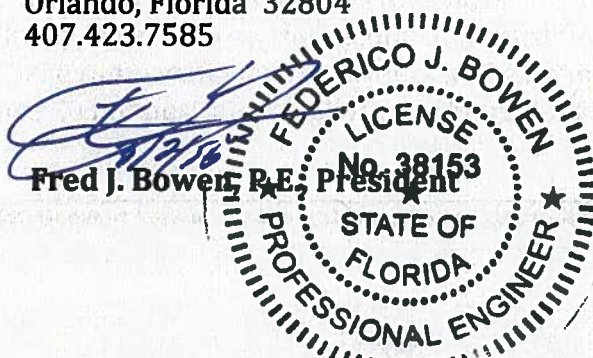
MRI. Project No.: 1424

02 March 2015

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 - Building E & F – Overall Floor Plans
 - Building E – Partial Floor Plans
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 - Building E – Misc. Photos
 - Building F – Misc. Photos
 - Structural Summary Report of All Buildings and Stairs
 - Stairs Building E & F-Supplement
 - Corridor Building E-Supplement (Ceilings under second floor corridor)
 - Corridor Building E-Supplement (Ceilings under third floor corridor)
 - Corridor Building F-Supplement (Ceilings under second floor corridor)
 - Corridor Building F-Supplement (Ceilings under third floor corridor)



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**BLOSSOM PARK CONDOMINIUM
BUILDING G
LIFE SAFETY & STRUCTURAL ASSESSMENT**

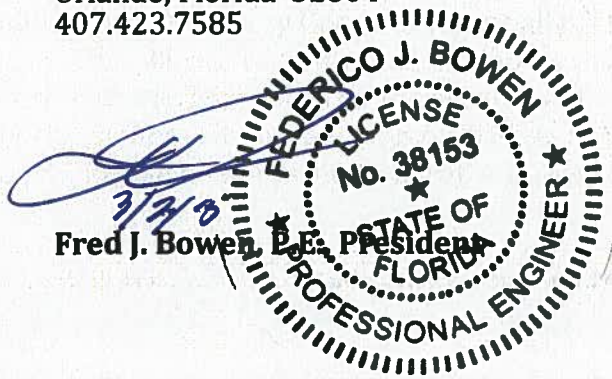
MRI. Project No.: 1424

02 March 2015

- Building Overview
- Scope of Work
- Process
- Assessment
- Appendix
 - Site Vicinity Plan
 - Building G – Overall Floor Plans
 - Building G – Second Floor Plan
 - Building G – Third Floor Plan
 - Building G – Misc. Photos
 - Structural Summary Report of All Buildings and Stairs
 - Stairs Building G-Supplement
 - Corridor Building G-Supplement (Ceilings under second floor corridor)
 - Corridor Building G-Supplement (Ceilings under third floor corridor)



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BUILDING OVERVIEW:

The Blossom Park Condominium project is located at 1851 W. Landstreet Rd., Orlando, Florida 32809. Legal Description; Section 34, Township 23 South, Range 39 East, Orange County, Florida. This Project consists of Buildings "A", "B", "C", "D", "E", "F" and "G". Based on miscellaneous drawings provided it appears that this project was originally built to be an 8-Days Inn and later renovated and converted into Blossom Park Condominium.

SCOPE OF WORK:

Our Team will perform site visits to observe life safety and structural conditions of Buildings "A", "B", "C", "D", "E", "F" and "G" in order to provide an Assessment Report for each building and identify conditions that in Our professional opinion would be considered unsafe or imminently dangerous.

PROCESS:

At the beginning of this assessment, the Design Team, MRI Architectural Group (Architectural) and Bowen Engineering (Structural) walked the Building with County Staff and made additional site visits to identify and mark areas located on each building to have Ovation Construction (Contractors) return and remove portions of the existing aluminum soffits that are installed above the first and second floor exterior exit access walkways on each building at each of the areas that our team previously identified. The existing soffits are being removed to allow for our team to observe the structural conditions of the second and third floor cantilevered exterior exit access balconies and in addition to the existing exit access balconies our structural engineers will evaluate the structural condition of all the existing stairwells of each building in hopes to determine if the existing conditions and structures are safe or if the existing conditions and structures are unsafe and imminently dangerous for the occupants of each building. We have also surveyed the exterior exit access walkway on the first floor and the exterior exit access balconies on the second and third floors in order to observe the existing conditions of these paths that are needed to comply with Life Safety requirements for ingress and egress into and out of each of the units and the conditions of the existing guard rails on the second and third floors that are constructed along the open side of the exterior exit access balconies.

SUMMARY OF OBSERVATIONS for all Buildings:

It is our professional opinion because of the poor conditions of the existing exterior exit access walkways/corridors, stairs and loose and poorly supported existing aluminum guard railing that was typical through-out all of the buildings on the second and third floor levels and because of the attached structural reports received from Bowen Engineering all corridors and stairs are unsafe and in imminent danger and therefore the two safe exit paths required by Florida Building and Life Safety Codes to vacate all of the units on the second and third floor levels is not be provided. Please review attached photos that show the poor conditions of the exterior exit access walkway/corridors on the second and third floor levels and review the attached structural reports on these same walkways/corridors and existing stairs and the photos attached to these reports. Please do not hesitate to call if you should have any questions.

March 2nd, 2015

Orange County Code Enforcement
Orlando, Florida 32801

**Re: BLOSSOM PARK AT 1851 W. LANDSTREET RD. ORLANDO, FL
STRUCTURAL CONDITION OBSERVATION ASSESSMENT INGRESS/EGRESS AREAS
SUMMARY REPORT OF ALL BUILDINGS AND STAIRS.**

To whom it may concern:

As requested Bowen Engineering Corporation (BEC) visited the above referenced site to perform a structural observation of these buildings. Site visits were performed January 19th, 20th, 22nd, 26th, 28th and 30th of 2015. This report is for the exclusive use of the client only.

SCOPE OF WORK:

You have asked Bowen Engineering to perform site visits and issue a structural observation report about the structural condition of ingress/egress areas only of the referenced project. Other consultants may be required to assess other systems such as roofing, insulation, ADA, insect/rodent infestation, mold and other non-structural issues. Etc.

- 1) We visited the buildings and made a walk-through assessment of any apparent or obvious structural defects, which might be noted during our visit with the naked eye.
- 2) We looked at the exterior of the building to assess the general condition and to locate possible signs of deteriorations visible to the naked eye.
- 3) Ceiling areas were removed to observe framing conditions below 2nd and 3rd floor corridors.
- 4) We have been asked to observe stairs and corridors only and refer findings in relationship to section 108.1 and 109.1 of the 2003 International Property Maintenance Code (IPMC). Defined below:

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. Such definition shall include but not be limited to any structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public are endangered:

1. Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.

2. Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or non-working condition such that the means of egress could be rendered unsafe in case of fire or panic.
3. The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in the Florida Building Code for new buildings.
4. The structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Florida Building Code for new buildings.
5. Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the Florida Building Code for new buildings.
6. If for any reason the structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
7. The structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
8. The structure or portion thereof has been constructed or maintained in violation of a specific requirement of this code, the Florida Building Code or state law.
9. Any structure or portion thereof that is in such a condition as to constitute a public nuisance.

Section 109.1 Imminent danger is amended to read as follows:

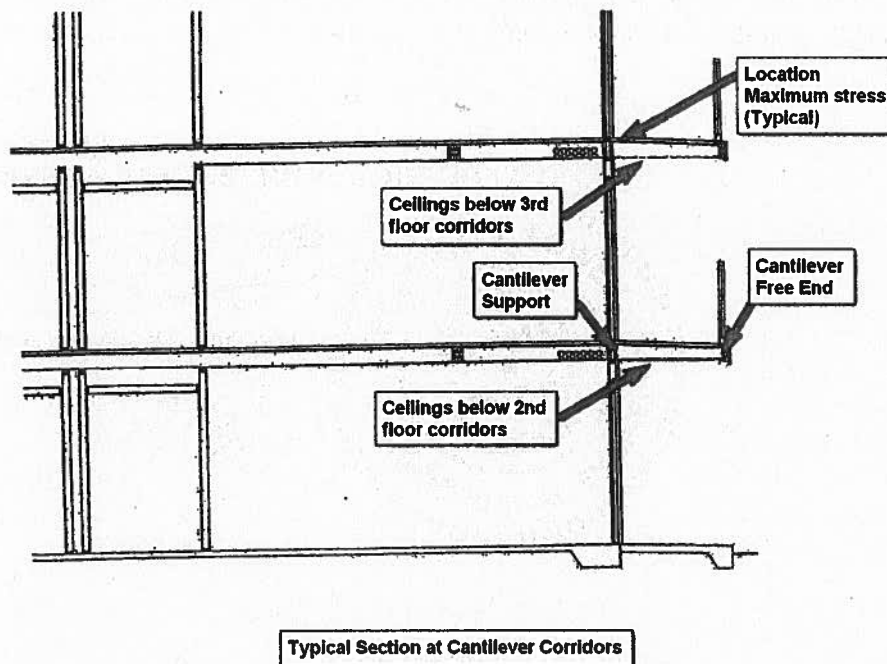
109.1 Imminent danger. When, in the opinion of the code enforcement division manager, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code enforcement division manager is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code enforcement division manager shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and/or Unfit For Human Habitation And Its Occupancy Has Been Prohibited by the Code Enforcement Division Manager." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

There are seven buildings identified as follows: Building A, Building B, Building C, Building D, Building E, Building F and Building G.



The drawing is a cross-section of a staircase. It features a 'High Landing' at the top and a 'Low Landing' at the bottom. The stairs connect these two levels. Key dimensions include a total height of 10'-0" for the stair flight, a landing width of 4'-0", and a total width of 10'-0" for the entire section. Structural details include a '6" BURNED WOOD' wall on the right, a '3" BURNED WOOD' wall on the left, and a '3" BURNED WOOD' wall at the bottom. A '4" BURNED WOOD' wall is also indicated. The drawing includes a north arrow pointing towards the top right. A title block at the bottom reads 'TYPICAL STAIR SECTION'.

Second and third floor corridors are cantilevers made out of wood framing with concrete topping of about 1 to 1.5 inches thick. A handrail is connected at the end of the cantilever. See section below.



SUMMARY OF STRUCTURAL OBSERVATIONS:

- 1.) All the stairs in all the buildings are deficient, they are unsafe and in imminent danger as per IPMC see Building stair and photos supplement. The stairs show high degrees of deterioration to the steel members.
- 2.) The ceilings under second floor and third floor corridors were open at certain locations to observe actual conditions. The locations were chosen at random. Most of the locations showed the wood framing rotted from years of being exposed to humidity conditions and water intrusion. Most of the rotting occurred at the location of maximum stress in the wood cantilever. Also the cantilevers at the free end show deterioration and is where the handrail posts are connected. In summary the corridors are also unsafe and in imminent danger as per IPMC. See Building corridors and photos supplements.
- 3.) Mold was observed in several locations, this has to be investigated by others.
- 4.) Handrails are aluminum material. The system was probably non-engineered. The system does not have the capacity to withstand the loads per code. Most of the connections to the structure are inadequate and deficient.

Summary:

It is our professional opinion that the existing deterioration to the structural systems observed is major and severe. The Corridors and Stairs are unsafe and in imminent danger.

This report constitutes my observations, opinions and understandings of the items discussed above. If there are any errors or omissions please let the author know accordingly. Please do not hesitate to call if you have any questions.

Sincerely,

BOWEN ENGINEERING CORPORATION.

Fred J Bowen, P.E., President

