

Regency Towers Condominium Association Inc.

Reconstruction & Remodeling Guidelines

- Alterations, repairs, and improvements must be performed by a contractor licensed in the State of Florida. A copy of the contractor's license(s) and insurance shall be filed with the management office prior to the start of any work.
- A detailed scope of work must be submitted and approved by the Association Management prior to the start of any work.
- Copies of all required permits from Escambia County and the SRIA shall be provided to the Association Management prior to the start of any work. The permit shall be posted to the exterior of the condominium unit's front door until the final inspection is completed.
- Contractor work times are 9am til 6pm
- Only non-paper faced drywall (*example: Dens-Armor*) shall be used. 5/8" thickness is strongly recommended.
- Metal studs must be used in all interior wall construction.
- Any flooring installation that is not carpet, e.g., tile, wood, etc., shall be installed an underlayment material that provides a temperature/moisture/sound barrier.
- No penetration of or through exterior walls or ceilings are permitted, nor any disruption of exterior coatings.
- Luggage carts and grocery carts are not to be used by contractors.
- Each elevators has a 2,500 lb. weight limit. The interior dimensions of the elevator cars can be found posted on the Association's website @ www.rtcapb.com
- Heat detector probes are located on each floor in the ceiling upon exiting the elevators. Striking or running into these probes can set off the buildings fire alarm system. The contractor shall be financially responsible for any damage to the probes and/or any fines levied due to a false fire alarm.
- Any type of work that creates large volumes of dust can set off the buildings smoke detectors. Please check with Association Management for particulars.
- All construction materials must be kept in the condominium unit. No materials are allowed to be stored in hallways or stairwells. The contractor or owner is responsible for keeping these walkways clean from any and all construction debris
- Any cutting or sanding of materials must be done in the condominium unit or on the balcony.
- The contractor or owner shall be held financially responsible for the clean-up of any other unit owners balcony effected by the dust and debris caused by the construction.
- Once vehicles are unloaded or loaded they must be moved immediately from loading areas outside lobby doors.
- There are no designated clean-up areas at Regency Towers for paint, grout, concrete, etc., the contractor or owner must plan to dispose of excess materials off property.
- Trash Chutes located on each floor are not be used for construction materials.
- Trash Dumpsters located in the northwest corner of the parking lot are not to be used for construction materials.
- If the remodeling requires a yard dumpster to be temporarily stored in the parking lot, please notify the Association management for an acceptable storage location.