

# Florida Technical, Inc.

Consulting Engineers Tampa – Key West

July 1, 2014

Mr. Peter Pike  
Peter Pike & Associates  
471 US Highway #1, Suite 101  
Key West, Florida 33040

**Re: KRESS BUILDING – CANOPY INSPECTION**  
Key West, Florida

Dear Peter:

Last Friday, June 27, 2014, Seth and I met with Tony at 8:30 to inspect the canopy extending from the Kress Building over the Duval and Fleming street sidewalk. When I arrived Tony had already blocked the sidewalks and lowered the shutter panels.

The age of the canopy as well as the buildign standard at the time of construction is unclear. The Florida Building Code is the current standard. The canopy does NOT comply with the current code. The intent of the inspection conducted was to determine if any dangers or threats to public safety exist as the canopy is currently constructed.

The canopy extends approximately 9'4" from the building covering the sidewalk below. Framed with 2" x 6" members on approximately 18" centers, support is provided via 6" steel beam anchored to the building with a 1 1/4" steel rod & turnbuckle above the canopy. See photos below:



2 x 6 framing w/ 1 x 4 decking



Duval Street – turnbuckle support above



Turnbuckle attachment – Margaritaville



Turnbuckle wall attachment



Turnbuckle attachment – Fast Buck Freddie's



Turnbuckle wall attachment

The canopy support over Margaritaville is rigidly attached. Interestingly, the support over the Fast Buck Freddie's portion of the canopy is a 'hooked' system, providing bearing support only. The canopy could be lifted, and the rod 'unhooked' from the canopy. Such a system could more easily fail in storm force wind conditions, than the system supporting the Margaritaville canopy portion.

I observed many areas of deferred maintenance the building owner should address. Evidence of numerous roof leaks, sheathing deterioration, metal corrosion, and debris accumulation on the roof was observed. What appears to be support frames for Christmas trees are atop the Fast Buck Freddie's canopy. These frames are not secured against wind forces and pose a risk to adjacent structures.

Without a code or standard of construction, I can only ascertain if there is an imminent threat or danger of collapse under normal or historical use.



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**Given that standard, in my professional opinion, the installed canopy poses no foreseeable risk of imminent collapse based upon personal observations and historical use.**

Not an integral component of the canopy structure, hinged wood panels area attached to the underside of the canopy intended to provide debris protection for the building store front glass below. Photos below:



The contractor assisting with the inspection, noted several pieces of broken hardware holding the panels in the 'up' position. The apparent intent is for the panels to be swung down prior to storm force winds impacting Key West to protect the store front glass. The panels do NOT provide adequate protection against wind borne debris, are NOT properly fastened in the 'down' position, and do NOT cover all doorways. In addition, with several broken fasteners, the panels DO pose a safety risk to pedestrians.

**In my professional opinion, the storm panels can NOT adequately function to protect the adjacent tenancies, and DO pose a risk to the public. The panels should be properly secured or fastened in the 'up' position. Adjacent tenancies should purchase/provide proper wind borne debris protection against storm force winds.**

If you have any additional questions, please don't hesitate to call. I look forward to hearing from you soon.

Sincerely,

  
THOMAS E. CHEEVER, P.E.  
President

attachments