



April 12, 2021

Matt Duncan, CAM
The Summit Owner's Association, Inc.
8743 Thomas Drive
Panama City Beach, FL 32408

RE: Walkway Handrail Inspection

Dear Matt,

I have inspected the walkway handrails at the Summit Beach Resort, and offer the following information regarding the condition and safety of the walkways and stairs:

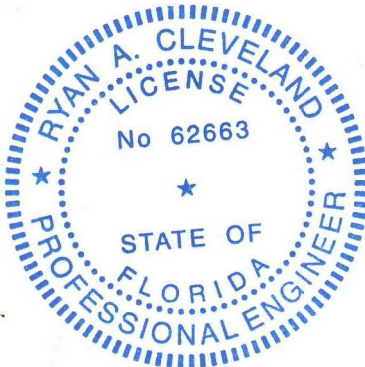
- Handrails are currently in fair to poor condition and are in need of spot repairs.
- There are multiple loose connections, pickets, etc. A location list has been provided.
- There are inherent code violations listed in the attached data sheet.

Based on the inspection and the current condition of the walkways and stairs, I do not recommend certification of the rails for further use. I recommend the following actions:

- Immediate action - make repairs to all areas where connections are loose, bolts are missing, etc. Refer to attached list. Some of the east and west end rails should be completely replaced immediately due to condition. These rails are in-line with the travel direction and have a potential for someone running and falling into them, or pushing a cart into them at speed.
- Rails should be replaced as soon as possible. A new system of connection to the building should be developed.
- Stair rails must be replaced and brought up to code as soon as possible. This includes the addition of a second grab rail mounted on the wall.
- Stair tread grip surface should be added to the stairs.

If you need additional information or assistance with the design of the proposed handrail system, please let me know. Thank you.

Sincerely,
Ryan A. Cleveland, PE
FLPE# 62663
To God Be the Glory!





The Summit Beach Resort
Handrail Inspection April 2021

Floor	Location	Description	Category	Reference
All	All Walkway Handrails	Picket spacing over 4" (4-1/4" - 4-3/8")	Code Violation	2020 FLBC; 1015.4
All	Stairs	Picket spacing or 4", rails too low, single side grab rail	Code Violation	2020 FLBC; 1011.11, 1014.1-9, 1015.4
2	Various	Loose bottom connections	Safety	
3	Near 306	Broken picket	Safety	
4	Various	Loose bottom connections	Safety	
5	Various	Loose bottom connections	Safety	
6	Various	Loose bottom connections	Safety	
6	Near 613	Large concrete spall in floor	Safety	
7	701	West end handrail loose	Safety	
8	Near 808	Main support column loose at bottom	Safety	
8	Near 804, 802, 801	Main support column loose at bottom	Safety	
8	801	West end rail in poor condition	Safety	
9	903-910	Multiple loose bottom connections	Safety	
9	932	East end rail - top rail loose	Safety	
10	1002-1005, 1018, 1029-1030	Multiple loose bottom connections	Safety	
10	1031	Broken picket	Safety	
11	1101	West end rail needs bracket at top rail	Safety	
11	1106-1110	Multiple loose bottom connections	Safety	
11	1107-1108	Broken bottom brace	Safety	
11	1119	Broken bracket on main support column	Safety	
11	1132	East end rail bent and damaged	Safety	
12	1232	East end rail bent and damaged	Safety	
12	Various	Loose bottom connections	Safety	
13	1301	West end rail picket broken	Safety	
13	1301-1303,1307	Multiple loose bottom connections	Safety	
13	1332	East end rail bent and damaged	Safety	
14	1402-1404	Multiple loose bottom connections	Safety	
14	1410-1411	Bolt broken at bottom rail connection	Safety	
14	1432	East end rail bent and damaged	Safety	
15	Various	Multiple loose bottom connections	Safety	
15	Various	Multiple loose top connections at main columns	Safety	
15	1511	Top connection broken main column	Safety	



Figure 1: Typical handrail connections on building.



Figure 2: Typical picket spacing on all handrails in excess of code maximum 4".



Figure 3: Typical stair grab rails too low. Height should not be less than 34”.



Figure 4: Handrail spacing too large on stairs. Maximum 4”, 6” at triangle at stair tread.



Figure 5: Single side grab rail only. Need grab rail on both sides per code.



Figure 6: Typical handrail connections are modular, and rely on screws and rivets for connections. Many fasteners are broken, loose, and missing.



Figure 7: Typical main column connections to building with missing and broken screws.



Figure 8: Damaged end rail with broken picket.



Figure 9: Typical repairs on handrails are insufficient.



Figure 10: 15th floor—Connections at the top of main support columns. Some are loose or broken.



Figure 11: Most stairs do not have ant-slip surface on treads. Inspection was done during a rain event. Stairs are slippery when wet.



Figure 12: Recommended treatment for stairs to prevent slippage.