

Edgewater Arms Condominium Clubhouse Restoration & Waterproofing

DUNEDIN, FLORIDA

SUBMITTED BY BILLER REINHART ENGINEERING GROUP, INC.

Located on St. Joseph Sound lies a hidden gem called Edgewater Arms Condominium. This condominium property includes four high-rise resident structures that surround a shared clubhouse. Constructed entirely over the beautiful salt water



Completed Clubhouse

of St. Joseph Sound, the clubhouse invites residents to enjoy its shared space boasting large windows and a surrounding exterior walkway. This heavily utilized community building is considered a tremendous asset by residents, and is a large selling point for new homeowners.

The clubhouse is constructed on piles extending several feet above the waterline, elevated reinforced concrete floor slabs with localized beam segments spanning between piers, concrete masonry unit (CMU) exterior walls, and glass window system assemblies.



Clubhouse Repairs

Unfortunately, the peaceful views of St. Joseph Sound also impose harsh environmental conditions to which this treasured clubhouse has been exposed for the past 42 years. Deterioration included deck, pile, and beam spalling of reinforced concrete. As a result, the structure was repaired and given additional protection to mitigate future damage.

Always mindful of the project budget, this structural reformation was especially ambitious as the Federal Emergency Management Agency (FEMA) “50% Rule” applied. If the rehabilitation costs exceeded 50 percent of the building value, then the structure would have to be raised to meet current flood elevation requirements. Built in the 1970s when construction of such private structures over waterways was commonplace, current regulations would make rebuilding such a structure virtually impossible. Consequently, it was essential to repair the existing clubhouse structure, provide as much protection from future damage as possible, and stay under a fixed maximum cost, all while working over a sensitive waterway.

Edgewater Arms Condominium Restoration

OWNER

**Edgewater Arms
Condominium Association**
Dunedin, FL

PROJECT ENGINEER/DESIGNER

Billier Reinhart Engineering Group, Inc.
Tampa, FL

REPAIR CONTRACTOR

R. L. James, Inc.
Fort Myers, FL

MATERIALS SUPPLIERS/
MANUFACTURERS

BASF Corporation
Shakopee, MN

Vector Corrosion Technologies, Inc.
Wesley Chapel, FL

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