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Perdido Sun Condominium Owners Association  
13753 Perdido Key Dr.  
Pensacola, FL 32536

January 7, 2025

Attention: **Perdido Sun Condominium Representatives**

Regarding: **Perdido Sun Condominium – Window Perimeter Sealant**

Dear Perdido Sun Condominium Representatives,

This letter responds to your request for a letter explaining the reason behind the larger appearance of the perimeter sealant joint at the newly installed PGT SH5500 Windows. We understand there may be some concerns or misunderstandings regarding the perimeter sealant joints around the newly installed windows, particularly compared to those of the original windows. We appreciate the opportunity to clarify this matter. The following explanation is provided for the Association to ensure that the reasoning is communicated thoroughly.

### **Reason for Different Sealant Joint Sizes**

The perimeter joint dimensions of the newly installed windows differ from those of the original windows due to essential performance requirements. Modern window systems are designed to withstand significantly higher wind pressures and environmental stresses than older models. This necessitates specific termination configurations at both the interior and exterior perimeters of the windows to ensure long-term performance, durability, and water-tightness.

Additionally, variations in joint sizes may be observed between different parts of the window frame, such as between the jambs, sill, and head. These differences result from the need to ensure the windows are installed level, plumb, and square. Adjustments made during installation help maintain proper alignment and structural integrity while still adhering to design specifications and performance standards. After the sealant joint was installed, the joint was tooled to ensure a smooth hourglass-shaped joint was achieved.

### **Compliance with Industry Standards**

The current sealant joint design follows manufacturer specifications, project design documents prepared by BECI, and all applicable industry standards, including those established by ASTM and relevant building codes. DowSil 790, a silicone sealant, has been utilized at the perimeter of the PGT SH5500 Single-Hung Windows. DowSil specifies that the minimum sealant joint size is 1/4" and can be up to 4"; larger than 1" joints are allowable so long as proper steps are taken to prepare those joints, such as using other products in supplement to the silicone sealant and only having a depth of 3/8" to 1/2" even though the width is more than 2x the depth. These specifications ensure the windows perform as intended while maintaining the building's structural integrity and weather resistance.

**Workmanship and Quality Assurance**

After conducting a comprehensive review of the completed window installations and perimeter sealant work, BECI has determined that the workmanship meets or exceeds industry best practices and project specifications. The sealant joints have been applied correctly, with a minimum size of 1/4" and not exceeding 1", and are consistent with the approved design parameters (Reference Figures 1 through 5).



Figure 1 - View of Joint at Window Perimeter Before Interior Flashing and Perimeter Sealant Installation.



Figure 2 - View of Joint at Window Perimeter After Interior Flashing Installation and Before Perimeter Sealant Installation.



Figure 3 - View of Joint at Window Perimeter After Interior Flashing Installation and Before Perimeter Sealant Installation.



Figure 4 - View of Joint at Window Perimeter After Interior Flashing Installation and Before Perimeter Sealant Installation.



Figure 5 - View of Joint at Window Perimeter After Interior Flashing Installation and Before Perimeter Sealant Installation.

### Performance Expectations and Warranty Coverage

Based on our evaluation, we do not foresee any performance-related concerns with the installed windows or perimeter sealants. The work has been executed to the highest professional standards, ensuring long-term functionality and reliability. As with all aspects of the project, warranties covering materials and workmanship will be provided at the project's completion, offering additional assurance of quality.

BE-CI—Pensacola hopes this letter serves as a brief summary of why the sealant joints may appear to be large but meet the necessary requirements and performance standards. If you have any additional questions, please contact our office. Thank you.

Respectfully Submitted,  
**BE-CI – Pensacola**

*Melanie Johnson*

Melanie Johnson, FAA sUAS  
Project Engineer I