

CASA BAHIA POLICIES AND PROCEDURES

Subject: Sliding Glass Door and Window Replacement

Purpose: To document the requirements and provide homeowner guidance concerning the replacement of sliding glass doors and windows in individual condominium units.

Policy:

The following requirements must be met when replacing sliding glass doors and windows:

1. Only anodized aluminum frames, silver (clear) in color and of similar dimensions (1 ½ inches) and of the same configuration may be used. Vinyl frames may not be used.
2. The replacement doors and windows must not change the appearance of the exterior of the building in any way.
3. A contractor in good standing, with a current license which covers window replacement must be used. It is the homeowners responsibility to verify the contractors license, that he is bonded and carries workers compensation insurance. The California State License Board can provide information as to a contractor's current license and standing with the Board. They may be contacted at www.cslb.ca.gov
4. Any damage to the building as a result of the installation must be repaired at the homeowner's expense. The stucco, exterior wood, etc., must be returned to the pre-installation condition.
5. The window glass may be clear or ordered with a light gray tint only. Reflective tints or other tint colors are strictly prohibited. The gray tint must have a visible light transmittance of 50% or greater to prevent reflections from the glass. Adhesive or stick on tinted coatings are not allowed by the CC&R's. (Article III paragraph 3).
6. Those units on the street side of the building which have jalousie (louvered) windows may elect to change them to a single hung vertical window with two equal sized panes.
7. The contractor must remove all building materials from the building. Use of the building trash containers is not permitted.
8. Those windows in wood frames must be replaced in wood frames.
9. If you have any doubt as to the door or window replacement that you are considering is in compliance with this published standard, please consult with the Board **before** placing your order.

Options:

For those homeowners for whom outside noise is a concern, an upgrade to dual pane windows with 1/4" over 1/8" glass will reduce noise levels significantly.

Additional thermal insulation may be obtained by adding Argon gas between dual panes and/or Low E2 glass.

Rational Associated with Sliding Glass Door and Window Replacement Policy:

1. Our CC&R’s (Article III, Paragraph 3) state that individual homeowners are responsible for the maintenance and replacement of their sliding glass doors and windows. The CC&R’s (Article III, Paragraph 15) also state that homeowners may not modify the exterior of the building. In order to maintain a uniform and consistent look to our building it is necessary to limit the replacement of sliding glass doors and windows to aluminum frames.
2. While the Board policy has always been that replacement windows and doors must match the existing hardware, several homeowners over the past few years have asked the Board whether vinyl may be used. In 2000, a committee was formed to investigate the problem and they reported that vinyl cannot be obtained in an aluminum color. The Board then confirmed its policy that aluminum must be used and that vinyl is prohibited. In 2002, the subject of vinyl again came up and a larger committee was formed to determine if there was a significant enough performance advantage of vinyl over aluminum frames to justify a change in the Board policy. This would mean we would have to live with multicolored frames (i.e., aluminum color and either white or almond vinyl) on the outside of the building. Painting the vinyl is not an option since the paint will not stick.
3. The 2002 committee recommended that the Board stay with aluminum frames. This was based on the following facts:
 - A. The major performance advantage in replacing our original windows and doors is due to the characteristics and configuration of the glass, not the frames. Windows can account for 33% of total heat loss in winter and as much as 75% of heat gain during summer
 - B. The frames comprise less than 13% of the total window area for a triple window/sliding door combination measuring 79” x 105 ½ “. For the larger combinations this percentage is much smaller.
 - C. By replacing the original single pane glass windows and doors with double pane (1/8 over 1/8”), LowE2 glass in an aluminum frame, the following advantages can be achieved:

<u>NFRC (National Fenestration Rating Council)</u>	<u>Single Pane</u>	<u>Double Pane LowE2</u>
U Factor (range of heat loss) (.2 good to 1.2 bad)	.90	.55
Solar Heat Gain Coefficient (heat from sun blocked) (.2 good to 1.0 bad)	.87	.39
Visible Light Transmittance (amount of visible light passing through) (0 no light to 1 all light)	.90	.70
Sound Transmittance (need 31-37 to suppress moderate street noise)	25	29

4. Aluminum frames are 4 times stronger than vinyl and about 25% less expensive. Aluminum frames are rated the same as vinyl to withstand up to 134 mph winds and are rain resistant up to a 43 mph wind. Vinyl does have two distinct advantages over aluminum, the U factors are approximately 20% lower and the surface appearance is more durable. Aluminum will oxidize as it gets older and the surface finish will become dull. In other performance areas, vinyl and aluminum are virtually the same. However, in addition to not being available in silver, the vinyl frames are considerable wider than aluminum frames to increase their structural strength. This would also have the effect of changing the outside appearance of the building.