



WATERGATE COMMUNITY ASSOCIATION
8 CAPTAIN DRIVE
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BALCONY ENCLOSURE WINDOW REPLACEMENT

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General:

1. Obtain and receive approval of a WCA "Unit Modification Application" for Balcony Enclosure Window replacement.
2. Obtain a City of Emeryville permit for insert type of window installations.
3. All windows are to meet UBC requirements for egress of a minimum width opening of 20", minimum opening height of 24", and a maximum threshold height of 44"
4. The operable portion of the window may be either a slider or casement style.
5. The existing exterior perimeter frame is not to be removed nor disturbed.
6. All structural members of the window system are to remain in place.
7. The existing exterior waterproofing membrane is not to be disturbed.
8. Screen frames shall be made of roll formed aluminum. Mesh shall be 18 x 16 charcoal fiberglass.
9. Replacement windows will duplicate the appearance and divider locations of the existing windows.

Glass:

1. Replacement glass will be clear Low E or Low E²
2. The lower panels in the window systems are to be tempered glass to a height of 18" above the floor.
3. Glass to be of thickness to meet wind load requirements for the elevation above the ground.

Materials of construction:

1. Aluminum, fiberglass and vinyl are approved construction materials. Exterior color is to match the existing window units. (*They presently are a Dark Bronze)
2. Color samples and coatings must be approved by WCA prior to ordering. Provide all technical data and test results for color retention and adhesion at time approval is requested.

Installation & Waterproofing

1. After removal of the window system, the heads of and the area on the frame around each anchor that is used to hold the window system exterior frame to the building structure are to be thoroughly cleaned of all dirt and oil to facilitate a tight bond of the new sealant to the frame.
2. As above, the frames at the junction of the vertical side channels and the bottom channel are to be thoroughly cleaned.
3. Using Sikaflex – 1a construction sealant or an approved 100% Polyurethane sealant, cover the head and area around each anchor to a diameter of 1". The coating should be at least 1/16" thick.
4. Using the same sealant as above fill in the corner at the junction of the frame vertical side channels and the bottom channel and any penetrations through the exterior channels.
5. Before the windows are installed the above procedure and work must be inspected and approved by a representative of the WCA.
6. The new insert is to be completely sealed into existing frame and exterior building waterproofing membrane.
7. Prior to setting the new frame, apply a minimum of a 1/2" round bead of 100% urethane caulk or its approved equivalent, on the back side of the perimeter outside flange. If there are low or high areas under the flange that create a larger gap, add additional caulk in those areas.
8. A final bead of "dark bronze" 100% urethane sealant is to be formed into a smooth 45° fillet along the change in elevation between the "Z" bar flange and the exterior wall surface on the full surround. (Note: Some installations require that the bottom flange be left open as a weep. Follow the manufacturers instructions.)

System Maintenance:

1. Owners are responsible for the maintenance of their window systems. Maintenance includes the exterior finish and the water tightness of the window system.
2. WCA's responsibility for the window system integrity is limited to the exterior joint between the exterior edge of the window system frame and the building's exterior waterproofing membrane.