

WATERGATE COMMUNITY ASSOCIATION

8 Captain Drive
Emeryville, California 94608 (510) 428-0118 Fax: (510) 428-0379
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SLIDER DOOR REPLACEMENT RETROFIT INSTALLATION

*Revised 01-24-08

General:

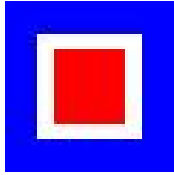
1. Obtain and receive approval of a WCA “Unit Modification Application” for Slider Door Replacement.
2. Obtain a City of Emeryville permit for insert type of window installations.
3. The existing exterior waterproofing membrane is not to be disturbed.

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. If the system is to be vinyl then it must be International Window Company Majestic series.
3. 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:

1. There are two methods of installation:
 - The removal of the existing frame and threshold by collapsing without disturbing the exterior stucco.
 - The use of a retrofit frame that will insert into the existing slider door system without removal of the exterior frame.
2. On either method of installation the original threshold and counter flashing under it must be removed.
3. Remove all loose material from around the opening.
4. Prior to the installation of the new door system frame, clean the surface of the outside building coating around the door in a 12” wide strip with a solution of 1 part bleach and 1 part Jomax and then rinse thoroughly to remove any dirt or oils on the surface of the existing building thus allowing a good bond to the existing membrane.
5. Insure that the new frame corners are sealed.



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6. Prior to step 7 below contact the WCA Office and obtain an inspection from WCA staff.
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 and along the full width of the bottom of the threshold where it will contact the stucco. If there are low or high areas under the flange that create a larger gap, add additional caulk in those areas.
8. Set the new frame and anchor it in place. Note: if possible no anchors should penetrate the threshold if possible to prevent moisture from entering around the anchor penetrations. If penetrations are made caulk over each with a quarter size blob of 100% urethane caulk at least 1/16" thick.
9. Using 100% urethane caulk or its approved equivalent,
 - Seal the horizontal joint between the new threshold and the stucco or deck below
 - Apply a solid bead of caulk around the entire frame between the stucco and the outside edge of the new frame and shape it into a 45 degree slope.
10. Using VIP 8100 Smooth Elastomeric Waterproof Coating apply a minimum of two heavy coats to the building stucco surface tying into the new frame caulk and extending out on to the existing building surface at least 1 foot. Contact the WCA office for materials to match the building.
11. Upon completion of installation contact the WCA Office and ask for a final inspection by WCA Staff.

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, along with (but not limited to) weather stripping, glazing, and weep holes.
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.