

# WATERGATE COMMUNITY ASSOCIATION

8 Captain Drive  
Emeryville, California 94608 (510) 428-0118 Fax: (510) 428-0379  
E-mail: wcaoffice@aol.com Website: www.watergatecommunityassociation.com

## WINDOW SYSTEM REPLACEMENT

\*Revised 01-24-08

### General:

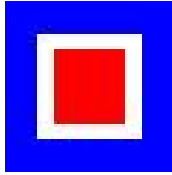
1. Obtain and receive approval of a WCA "Unit Modification Application" for Window Replacement.
2. Obtain a City of Emeryville permit for insert type of window installations.
3. All windows are to meet UBC requirements for egress of a minimum width opening of 20", minimum opening height of 24", and a 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. The existing exterior waterproofing membrane is not to be disturbed.
7. Screen frames shall be made of roll formed aluminum. Mesh shall be 18 x 16 charcoal fiberglass.
8. Replacement windows will duplicate the appearance and divider locations of the existing windows.

### Glass:

1. Replacement glass will be clear Low E or Low E<sup>2</sup>
2. The lower panels in the picture window systems are to be tempered glass.
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.
3. If the system is to be vinyl then it must be International Window Company Majestic series.
4. The new insert is to have an integral surround flange that extends past the original frame and over the existing outside wall surface a minimum of 1 1/2"



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## **Surface Preparation:**

1. Prior to the installation of the frame system, all building exterior surfaces for a distance of 4" around the frame are to be washed with a solution of sodium phosphate and rinsed to remove any dirt or oils on the surface of the existing building thus allowing a good bond to the existing membrane.

## **Installation:**

1. The new insert is to be completely sealed into existing frame and exterior building waterproofing membrane.
2. 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.
3. A final bead of 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, 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.