

WATERGATE COMMUNITY ASSOCIATION
8 Captain Drive
Emeryville, California 94608
Office: 510-428-0118 / Fax: 510-428-0379
www.watergatehoa.com

BALCONY ENCLOSURE WINDOWS REPLACEMENT GUIDELINES
Approved November 17, 2014

GENERAL

1. Complete and receive approval for WCA's "Unit Modification Application" for balcony enclosure window replacement.
2. Obtain a permit for replacement window installation from the City of Emeryville Planning and Building Department.
3. Comply with all requirements of the current California Building Code, including, but not limited to:
 - a. Emergency Egress Requirements: At least one window in each bedroom shall meet the following egress requirements:
 1. Minimum net openable area: 5 square feet for grade level windows; 5.7 square feet for second floor or higher windows.
 2. Minimum 20" clear width when open.
 3. Minimum 24" clear height when open.
 - b. Efficiency Requirements:
 1. Maximum U-factor:
 - a. Under 75 square feet of windows replaced: 0.40
 - b. Over 75 square feet of windows replaced: 0.32
 2. Maximum Solar Heat Gain Coefficient (SHGC):
 - a. Under 75 square feet of windows replaced: 0.35
 - b. Over 75 square feet of windows replaced: 0.25
 - c. Ventilation Requirements:
 1. The openable portion of the windows within each habitable room must total 4% of the size of the floor area of that room.
 - d. Safety Glazing Requirements:
 1. Individual fixed or operable panels that meet all of the following conditions must be tempered glass:
 - a. Individual pane is greater than 9 square feet.
 - b. The bottom edge of glazing is less than 18 inches above the floor
 - c. The top edge of glazing is greater than 36 inches above the floor.
 - d. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the plane of glazing.
 - e. Wind Load Resistance
 1. Glass in replacement windows shall be double-glazed and designed to resist the wind loads described in CBC Section 1609, or as follows:
 - a. Largest pane(s) in configurations 1, 3 & 4:
 1. Both lites - 3/16 inch minimum, fully tempered.
 - b. All other panes:
 1. Both lites - 1/8 inch minimum, fully tempered, or:
 2. Both lites - 1/4 inch minimum, non-tempered.

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PRODUCTS

1. Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for minimum standards of performance, materials, components, accessories,
 - a. Windows shall be AMMA certified with label attached to each window.
2. Windows are to be retrofit style, sized to fit within existing window outer frame with a minimum of 1/4 inch clearance in width and height, and surrounded by a flush fin at least 1¼ inches wide.
 - a. Existing window outer frame, existing waterproofing membrane, and existing stucco cladding are to be left in place and are not to be disturbed.
3. Replacement windows must conform in appearance as follows:
 - a. Divider/mullion locations to match one of the attached approved configurations.
 - b. Frame material may be aluminum, vinyl, or fiberglass.
 - c. Exterior color to match existing (currently Dark Bronze).
4. Window products must be approved by WCA prior to ordering.
 - a. Provide technical data to WCA for review.
5. Sealant to be 100% paintable urethane and approved by window manufacturer and WCA.

INSTALLATION

1. Follow retrofit window manufacturer's installation requirements.
2. Inspect exterior wall adjacent to window. Cracks or spalls in stucco should be repaired prior to retrofit window installation.
3. Surface preparation: prior to window installation, clean exterior wall and balcony components within 4 inches of window perimeter with solvent approved by sealant manufacturer.
4. Remove existing inner window components, leaving outer frame intact and undisturbed.
 - a. Any exposed fastener holes to be fully sealed prior to installation of replacement window.
5. Ensure that existing frames' mounting surfaces are clean and free of debris.
6. Pre-fit the retrofit windows in the openings. Level and block as necessary to ensure frames are supported at their bases.

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7. Apply a minimum 1/2 inch continuous bead or ribbon of sealant to the mounting surfaces of the existing window frame across the head, down the jambs, and across the sill, leaving a minimum 1 inch void in-line with the weep holes in the existing frame.
 - a. Apply an adequate amount of sealant to compensate for irregularities between the existing frame and retrofit window fin.
8. Place the retrofit window firmly in the opening. Push firmly to ensure contact with the sealant on the existing frame to achieve a primary seal between the two.
9. Secure retrofit window to the surrounding wood wall framing with compatible screws or structural sealant at jambs and head, per manufacturer requirements.
 - a. Do not install screws at sill.
 - b. Apply sealant to screw-holes both prior to and after installation of screws.
10. Apply a secondary sealant joint, in compatible color (currently Dark Bronze) between the fin and the stucco or balcony components, around the perimeter of the fin, leaving minimum 1 inch voids in-line with the existing window's weep holes.
 - a. Tool the sealant joint to a 45 degree fillet.

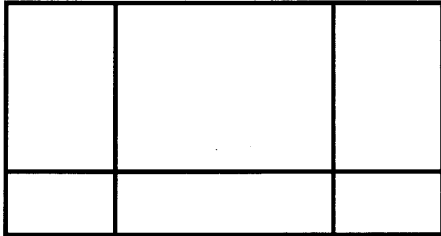
MAINTENANCE

1. Owners are responsible for maintenance of window systems, including, but not limited to:
 - a. Water-tightness of window system.
 - b. Exterior finish.
 - c. Weep-hole functionality.
2. WCA's responsibility for the window system integrity is limited to the exterior joint between the outer edge of the window frame and the building's exterior waterproofing membrane.

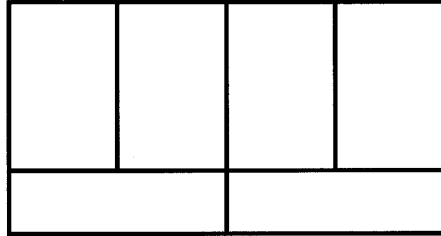
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Approved Balcony Enclosure Window Configurations

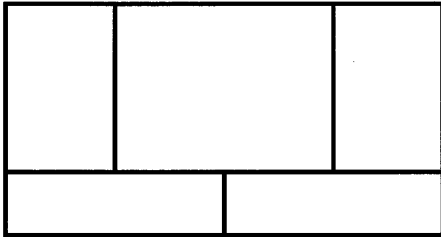
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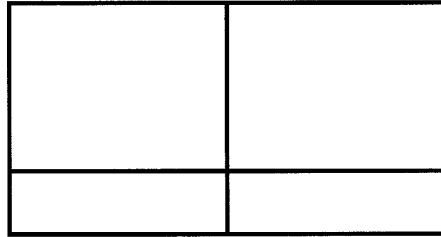
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These configurations are eligible for over-the-counter approval. Variations require Board approval.