

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

SLIDING DOOR REPLACEMENT GUIDELINES
Approved November 17, 2014

GENERAL

1. Complete and receive approval for WCA's "Unit Modification Application" for sliding door replacement.
2. Obtain a permit for replacement sliding door retrofit 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:
 1. Efficiency Requirements:
 1. Maximum U-factor:
 - a. Under 75 square feet of glazing replaced: 0.40
 - b. Over 75 square feet of glazing replaced: 0.32
 2. Maximum Solar Heat Gain Coefficient (SHGC):
 - a. Under 75 square feet of glazing replaced: 0.35
 - b. Over 75 square feet of glazing replaced: 0.25
 2. Safety Glazing Requirements:
 1. Tempered glass must be used in replacement sliding doors.
 3. Wind Load Resistance
 1. Glass in replacement sliding doors shall be designed to resist the wind loads described in CBC Section 1609, or as follows:
 - a. Tempered glass double-paned units: both lites - 1/8 inch minimum.

PRODUCTS

1. Comply with AAMA/WDMA/CSA 101 for minimum standards of performance, materials, components, accessories.
2. Replacement doors are to be of the Retrofit style, sized to fit within existing door outer frame with a minimum of 1/4 inch clearance in width and height, and surrounded by a flush fin at least 1 1/4 inches wide.
 - a. Existing door outer frame, existing waterproofing membrane, and existing stucco cladding are to be left in place and are not to be disturbed.
 - b. Existing threshold to be removed. Existing sill pan flashing to be left in place, or, if not present, new sill pan to be installed.
 - c. Replacement sliding doors must approximately duplicate the appearance of the existing sliding doors.
 1. Frame material may be aluminum, vinyl, or fiberglass.
 2. Exterior color to match existing (currently Dark Bronze).
 3. Sliding doors shall incorporate a track with integral drainage weeping to the exterior.
 - d. Sliding door products must be approved by WCA prior to ordering.
 1. Provide technical data to WCA for review.
 - e. Sealant to be 100% paintable urethane and approved by door manufacturer and WCA.

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INSTALLATION

1. Follow replacement sliding door manufacturer's installation requirements.
2. Inspect exterior wall adjacent to door. Cracks or spalls in stucco should be repaired prior to door installation.
3. Surface preparation: prior to door installation, clean exterior wall area within 6 inches of sliding door perimeter with solvent approved by sealant manufacturer.
4. For retrofit style installation:
 - a. Remove existing door leaves and existing threshold, leaving outer frame intact and undisturbed.
 1. Any exposed fastener holes to be fully sealed prior to installation of replacement slider.
 - b. Verify adequate sill pan flashing remains, or install new sill pan flashing if not in place.
 - c. Ensure that existing outer frame's mounting surface is clean and free of debris.
 - d. Contact WCA Office for inspection of prepared opening.
 - e. Pre-fit the retrofit sliding door in the opening. Level and block it as necessary.
 - f. Apply a minimum 1/2 inch continuous bead or ribbon of sealant to the mounting surfaces of the existing outer frame or to the back of the replacement sliding door fin, across the head, down the jambs, and three beads below the sill.
 1. Apply an adequate amount of sealant to compensate for irregularities between the existing frame and retrofit door fin.
 - g. Place the retrofit sliding door firmly in the opening. Push firmly to ensure contact with the sealant on the existing frame to achieve a primary seal between the two.
 - h. Secure retrofit sliding door to the surrounding wood wall framing with compatible screws at jambs and head, per manufacturer requirements.
 1. Do not install screws at sill.
 2. Apply sealant to screw-holes both prior to and after installation of screws.
 - i. Apply a secondary sealant joint between the new threshold and the adjacent stucco or deck.
 1. Apply a secondary sealant joint between the fin and the stucco, around the perimeter of the fin.
 - j. Tool the sealant joint to a 45 degree fillet.
 - k. Contact WCA Office for final inspection.

MAINTENANCE

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