

PACIFIC POINT HOMEOWNERS ASSOCIATION  
Installation Guidelines for Patio Doors  
For adoption at Homeowners' Association Meeting 12/15/08

Under the current CCRs, Patio Doors (along with windows) are the individual unit owners' responsibility to maintain. When a homeowner chooses to replace a door for any reason, or any door has reached a such a state of disrepair that its replacement is necessary, the following guidelines will be in effect following their formal adoption at the PPHOA Board of Directors meeting 12/15/08.

It will be noted that the existing doors, dating from the original construction of the complex in 1971, are of a nonstandard height of 82.5" vertical. Standard manufactured heights for doors are 80", and 84", neither of which will fit in the existing openings. Standard size doors of 80" with a 2.5" piece screwed to the bottom, are unacceptable.

Subsequent to the formal adoption of this Installation Guideline, all newly installed patio doors are mandated to be of fiberglass construction, and thus impervious of water intrusion and rot affecting the hinged door. As of 12/15/08, such doors are only available in the standard 6'8" height, and replacement doors will therefore be 6'8" fiberglass "ThermatruSS2000" or equivalent,, one-lite clear tempered insulated (dual-pane) glass. Due to the height of new doors being 2" less than the existing 6'10", door head trim will be shifted down 2" to accommodate. These doors will not expand and contract with changing moisture conditions the way ordinary wood doors do. They cannot be planed to fit openings, therefore careful and exacting installation of the door and jamb together is required.

The patio doors take the full force of the wind and rain, and are subject to the corrosive forces of a marine environment. Outswing doors are naturally forced more tightly shut when the wind blows, but are more vulnerable to water damage. These are the reasons for the highly detailed installation procedures given below.

*All* replacement patio doors *must* meet *all* the following guidelines for quality material, construction, finishing and installation. Failure to follow these guidelines on the part of the homeowner replacing the doors places him and future owners of his unit at risk of liability for any water intrusion issues that may occur to the building as a direct result of such failure.

1. Administration: The Board must be notified of the intended replacement, and an agent of the Association contacted to observe the installation at the following stages:
  - a. Priming and painting of all six surfaces of the door (two sides and four edges), and all surfaces of the jamb. Prime and pint to be continuous under hinges of all wood jamb members.
  - b. Installation of a galvanized sheet metal door pan against the rough framing, once the existing door and jamb have been removed.

- c. The door and jamb installation after shimming and prior to trim installation, to confirm plumb, square, and level installation of both jamb and door.
    - d. Final installation after exterior trim, to verify caulking and details of watertight installation.
  2. Prehung door unit, including threshold, hinges, weatherstripping, and jamb:
    - a. "Thermatru SS2000," or equivalent outswing fiberglass door.
    - b. Dual glazed one-light.
    - c. Outswing
    - d. Stainless steel threshold and hinges, four per door
    - e. Jamb to be solid-stock (not finger joint) clear pine, dadoed for integral compression weatherstripping
    - f. Gasketed metal door bottom with drip edge
  3. Installation:
    - a. Existing door jamb to be remove and replace with new jamb
    - b. Galvanized sheet metal door pan to be installed and caulked to subfloor at door opening.
      - Pan to run up side jambs 4", and have vertical lip at interior 1/4" lower than the interior face of the prehung threshold.
      - Sides of pan to wrap 1" over the outside face of the rough trimmer.
      - Outside edge of pan to have min 1/2" drip edge. Drip edge to convey water outside of any concrete deck-to-wall flashing.
    - c. Jamb to be shimmed plumb, square, and level, with the door on its hinges, and set with stainless steel screws at the shims.
    - d. Exterior trim, if unfit for further use, shall be replaced. All exterior trim shall be backprimed prior to installation, and caulked to existing mating surfaces during installation. All exterior trim installation shall be so placed and caulked as to prevent any rain water from entering the building at any point.
    - e. The shim gap shall be filled with low-expanding foam insulation formulated for use around windows and doors, after the door has been hung and the exterior trim replaced.
  4. Finishing.
    - a. Doors shall be primed and painted on the exterior surfaces, to match the existing colors in use on doors at Pacific Point.
    - b. The interiors may be primed and painted to suit the owner. Fiberglass doors may be stained and clear-finished on the interior, providing a wood look.
    - c. Door jambs shall be back-primed, and surfaces primed and painted with two finish coats.
    - d. Exterior paint shall be two coats high-quality exterior finish alkyd semigloss.

- e. Hinges, door caps, and door bottoms, shall be removed prior to painting, and the paint surface shall be continuous beneath these items after they have been reinstalled. Note: While door is off its hinges, it must be properly supported (and not laid flat over sawhorses) to prevent its warping prior to rehangng.
- f. The finished installation shall be reviewed by an agent of Pacific Point for conformance to these guidelines.