

F

WINDOWS – INTRODUCTION & INTENT

[Windows - Specifics_]

1. As part of the process of remodeling a home, the replacement or addition of windows may sometimes be desired. Most of Chinquapin's original windows are constructed with a single-pane of glass set in an aluminum frame. The benefits of replacing older windows can pay off in comfort and energy costs as well as aesthetics.
2. It is strongly encouraged that homeowners replace single-pane glass with dual-pane glass to increase energy efficiency. Many of the original windows allow the replacement of the existing single pane glass with dual pane retaining the existing frame. This is the most cost effective way to increase the efficiency of the window because frames & trim remain in place. Have a contractor or window representative determine if this option is available to you.
3. There may also come a time when a homeowner may consider adding windows for light or views. This has its challenges, namely structural, but also visual if the windows can be seen from Lake Tahoe. Because of the many complexities involved in adding windows it is highly recommended that a design professional be engaged.
4. Please keep in mind that maintaining the integrity of Chinquapin's design is the charter of the Architectural Review Committee, and that the appearance of windows is a large part of what makes up Chinquapin's appearance. Jim Morton, Chinquapin's architect, had a definitive style that traced structural load paths with wood trim. Be aware of the design of the structure's exterior skin. When proposing replacement windows it is important to keep the appearance of the existing glazing, frames and trim in mind.
5. When planning the replacement of existing or the addition of new windows, be certain that these windows do not alter the appearance of exterior trim. Overall size and proportion of new or replacement windows must be kept in scale with those found in the other units within a building and within those established on the other structures at Chinquapin. Windows that span across structural lines or which have proportions that are not consistent with the remainder of the building's glazing will not be approved.
6. The size, shape, transparency and operation of proposed windows must be designed considering the building's original glazing sizes, shapes, proportions and operations. In general replacement as well as new windows shall match the original designs as closely as possible.
7. The location of new windows must be considerate of neighboring properties. Proposals for new windows must not invade your neighbor's privacy. Prior to bringing a project to the ARC for approval, it is recommended that the homeowner seek approval of the homeowner(s) who could be affected by any new windows. The ARC will not approve new windows without the written approval of any affected neighbors.
8. The rules governing window criteria are many and complex. Codes have changed over the years and existing windows may not meet current building code requirements for safety, egress and efficiency. Every window shall be considered for each of these criteria.
9. Energy codes have become much stricter and aluminum windows may no longer meet current efficiency requirements. Window efficiency is measured by U-value, and the current building code default value is $U=0.32$. There may be ways for an energy consultant to perform an analysis that considers the entire building envelope, insulation & heating, where alternative windows may be used. The homeowner is encouraged to consult window manufacturers to see which of their products meet the building code and Chinquapin Window Guidelines. It is the homeowner(s) responsibility to verify that current building code requirements are met.

10. If the existing opening is altered or a new window added a structural analysis must be performed to ensure that the integrity of the building's structure is not compromised. There may be other code requirements which are also affected, and it is the responsibility of the homeowner to be certain that all code requirements are satisfied. Due to the many considerations it is recommended that a design professional be consulted to assist in this process.
11. Due to color limitations and the increased frame thickness found in vinyl and fiberglass windows they most likely will not meet Chinquapin design criteria. See Window Specifics #1 & #2 for dimensional requirements. Currently the only window type that meets both energy and design criteria is an aluminum-clad wood window.
12. A recent concern for Chinquapin Homeowners is the increased presence of bears. Single pane windows accessible from grade or decks are vulnerable to breakage from bears seeking a means of entry. Dual-pane tempered windows have shown to be very effective against breakage. It is highly recommended that any grade or deck level windows be tempered dual-pane glass.
13. The addition or replacement of new windows will be reviewed only after the ARC has received a complete application from a homeowner or their agent. After the ARC has reviewed the application and approved the project it must still be approved by the Board of Directors. In addition to the internal review a building permit and possibly a TRPA permit will be required. Before construction can take place all permits and approvals must be in place. Please allow sufficient time for the planning review process.
14. It is the responsibility of the applicant to procure the required engineering and Placer County Building Department permits. For those projects visible from the waters of Lake Tahoe a TRPA permit may also be required.
15. All projects must be contracted with a licensed building contractor. The cost of design, engineering, permitting and installation of all windows will be the responsibility of the applicant(s). It is the responsibility of the homeowner to ensure that the design and installation comply with applicable code requirements.
16. Homeowners who install new or replacement windows assume full responsibility for any water leaks caused by the replacement or addition of these windows(s).

WINDOWS – SPECIFICS:

1. A careful match of the color of the existing window frames is imperative. The existing color to match is 'Black Walnut' aluminum as manufactured by Blomberg Window Systems. The more difficult challenge is for a wood clad window's frame to match the thin profile of the existing windows. Many window manufactures offer different frame profiles. Thin profiles 3 inches or less are mandatory. Applicant to submit manufacturer, model, color & operation of each proposed window for approval.
2. Patio doors have an even greater challenge than windows with frame size, especially the bottom rail, which on many doors can be overly large. The bottom rail should be no greater than 5 inches, and the top & side rails should be no greater than 4 inches. As with windows, the applicant shall submit manufacturer, model, color & type of each proposed patio door for approval.
3. Hexagonal, octagonal and circular shaped windows cannot be approved, nor can true divided light windows, large windows that are divided into smaller panes.
4. All glazing must utilize clear glass except in bathrooms where obscure (privacy) glass is allowed, but not required. Tinted glass or coatings that increase reflectivity are not allowed. Glazing with low reflectivity is encouraged. Stained glass is not allowed.
5. There are many options and manufactures of obscure glass. Artisan or glass with too much character, heavily textured or patterned, is to be avoided. Desired is a uniform non-patterned glass such as frosted or etched glass, such as Spectrum's "Satin", "Seedy", "Clear Corsica", or "Hammered". Other manufacturers and patterns may be acceptable. If you would like to use another manufacture please submit a sample for consideration.
6. New or replacement operable windows should match the operation of the windows they replace or those adjacent to them. The exception may be sliding windows which may not meet egress criteria for bedrooms. For these situations a casement window should be considered.