Barrington Arms and Court Window and Door Replacement Requirements (updated 5/1/2026)

Owners who choose to have their exterior glass doors and/or windows replaced on their own and not as part of an association offered program, must adhere to the following:

- Windows/Doors must be the same size as existing units.
- Windows/Doors must operate in the same direction and manner of existing units
- Windows shall not swing in or out of the plane of the wall
- Windows/Doors exterior trim should be similar in size to existing units and be white color or match original color if not white.
- Windows/Doors shall be tempered with an etched indication on the glass
- Windows/Doors shall be impact/hurricane resistant construction (Miami Dade NOA or equal)
- Windows/Doors shall not have grilles or internal shaders or blinds
- Glazing shall be clear with no tints or reflective coatings
- Exterior stucco rework/repair, made necessary due to the replacements, is required to be performed by the Association's approved contractor with all costs to be paid by the owner.
- Entry doors from the Common area hallway to the Unit shall not be replaced without board approval.

It is the Owners responsibility to ensure that all installed windows and doors meet the requirements. Details of proposed window and/or door replacements must be submitted to the board for informational purposes a minimum of 60 days prior to purchase/installation, however, specifications submitted to the board will not be reviewed by the board for approval and compliance with these requirements.

If newly installed windows do not meet the requirements, the board can require that the owner remove and replace all non-compliant units at the Owners expense.

Architectural & Engineering Baseline Standard

Any window or door unit submitted for approval must possess certified independent laboratory test reports matching the following criteria:

	Required Specification	Purpose
Performance Class	**CW** (Commercial Window) or **AW** (Architectural Window)	Ensures the frame will not permanently warp or deflect under 5-story heights.
Performance Grade (PG)	**Minimum PG50** (Highly Recommended: **PG70** for top floors)	Structural capability to withstand 50–70 lbs/sq ft of continuous wind load.
Water Resistance	Tested to **10–12 psf** with zero penetration	Prevents pressure-driven coastal rain from forcing its way into the building.
Impact Rating	**ASTM E1996 Large Missile Impact (Zone 4)**	Mandated by coastal codes to protect against hurricane flying debris.

Mandatory Material & Finish Restrictions

To maintain structural integrity against salt spray and ensure building uniformity, all alternative windows must adhere to these physical specs:

- **Hardware:** Must be **Grade 316 Stainless Steel** or marine-grade coated metals. Standard brass, zinc, or low-grade steel will seize up and rust within 24 months of oceanfront exposure.
- **Exterior Finish:** Aluminum frames must carry an **AAMA 2605 high-performance powder coat** (70% PVDF, like Kynar). Vinyl windows are restricted unless they carry an explicit architectural coastal UV and heat warp certification.
- **Exterior Color Match:** Any alternative brand must perfectly match the building's designated exterior color matrix (e.g., Andersen's *White*, *Canvas*, or *Dark Bronze*) to keep the 5-story facade uniform.

Standard Coastal Installation Protocol

Regardless of the brand chosen (Andersen or otherwise), **all installers must use the exact same anchoring and waterproofing methodology** to prevent destroying the surrounding stucco.

1. Special Flange Installation

- **The Rule:** No contractor may use a slide in installation.
- **Why:** Relying on caulk only to seal the exterior is a guarantee of future leaks.

2. Through-Frame or Clip Anchor System

- **The Standard:** Windows must be secured using heavy-duty **stainless steel strap anchors** fastened into the structural steel studs, or **through-frame masonry screws** (Tapcons) driven directly into the concrete slab.
- **Shimming:** Installers must use **high-density composite shims** under the frame load points. Wood shims are strictly banned as they absorb moisture, rot, and compress under heavy wind loads.

3. Concrete Sill Pan Flashing

- Before the new window is dropped into place, a 100% seamless water barrier must be established over the bare concrete/steel opening.
- Installers must use a **liquid-applied flashing membrane** (e.g., *Prosoco FastFlash* or *Tyvek Fluid Applied*) across the concrete sill and a minimum of 18 inches up the vertical jambs. This ensures that if the window or stucco ever leaks, the water hits a rubberized pan and flows back outside instead of soaking into the floor.

Approval & Sign-Off Process

Before any owner can initiate a window or door replacement:

1. **Submittal:** The owner's contractor must submit the window manufacturer's **AAMA/WDMA structural test data sheet** verifying the PG/Impact ratings.
2. **Permitting:** Proof of a local building department high-wind/coastal permit must be posted.
3. **Inspection:** The building association's engineer or representative must inspect the rough opening **after** the old window is out and the **liquid pan flashing is applied**, but *before* the new window is permanently installed into place. Cost for this inspection will be borne by the owner.