

The Carillon House

REPLACEMENT WINDOW STANDARDS

The Standards for any company installing windows in the Carillon House are as follows:

A. Performance

1. Water Resistance: Minimum design pressure of 55 (DP55)
2. Wind Resistance: Minimum design pressure of 60 (DP60)
3. Maximum water infiltration (per cubic feet per minute per joint foot): .086
4. NFRC U-Rating .25 or lower. NFRC refers to the National Fenestration Ratings Council. All window companies are reviewed by this nonprofit organization. The only exception to the .25 rating that is acceptable is for a patio door. Meeting the standard with current technology makes the door too heavy. So buyers choose either a slightly lower rating or a door with a mirrored finish. The latter costs more but is much more energy efficient. For Ohio winters the NFRC does not require mirrored finish (that may change in a few years as energy costs escalate).
5. Architectural design – vinyl beige in color. (Note: Aluminum windows can be custom made, but they are very expensive and they no longer meet all of the energy ratings set by the government's Energy Star program. Consequently, the future is in vinyl. Beige is less obtrusive to the existing exterior than standard white).
6. Fold-in lower windows are prohibited. Maintain the stationary lower window with double hung upper windows.

B. Installation requirements

1. AAMA standards (American Architectural Manufacturers Association) for safety. Once the installer has moved all of the replacement windows and tools into the unit, work must be completed from within the unit.
2. Moving equipment and personnel should require only 1-2 hours at the beginning and at the end of the project.
3. Window suppliers insure the installers and provide worker's compensation.
4. Caulking and flashing must include provisions for the unit above and below; the connections must be secure and prevent water entrance and damage. The window company representatives must present an installation plan that has evaluated the unit in connection with its neighbors above and below.

C. Warranty

Warranty should include guarantee for all of the work by the company, to include full coverage of any work by the subcontractors.