

Description:

The purpose of the section is to highlight the current applicable UMCP Design Standards pertaining to the selection and installation of exterior window framed units.

Related Sections:

- 01.83.16 Exterior Building Door Replacement Policy
- 07.90.00 Joint Sealants
- 08.70.00 Hardware
- 08.80.00 Glass and Glazing

Effective Date:

January 1, 2020

Applicable Standards:

- TBD

General Requirements:

- Exclusions; Window units that are allowed only under special conditions due to programming.
 - Wood Windows replacement
 - PVC window type:

Window Unit Types:

The following is a list of design criteria to be considered in selection of any manufactured window unit.

Wood Units:

- Material:
- Glazing:
- Finishes:
 - Factory prefinished (painted) on interior.
 - Painted Factory finish (painted) on interior.
- Weather-stripping: Full perimeter weather stripping per each manufacturer for each operating sash.
- Hardware:
 - Sash Limiters
 - Latching:
- Insect screens:
- Standard Dividing Lites (SDL)
 - Exterior: 7/8" unless otherwise directed
 - Interior : 7/8" unless otherwise directed
 - Interior spacer:
- Accessories:
 - Head/Jamb extension (brick moldings)
 - Sill extensions
- Warranty: 10/20 year
- Suggested Manufacturers:
 - Pella;
 - Marvin:

Metal Windows Units:

- Material: Designed and selected by designers to meet both the esthetic nature and code requirement for the specific project as programmed.
- Glazing: As selected
- Finishes:
- Hardware
 - Sash Limiters
 - Latching
- Accessories:
- Warranty: 10/20 year
- Suggested Manufactures: as selected by designer.

Aluminum/Metal Clad Wood Windows Units:

- Material: Aluminum complete system
 - Interior: treated bare wood, prefinished (painted) on interior.
 - Exterior: Aluminum w/Kynar factory finish.
- Glazing: RTC - as program/code requires
 - Insulated: Thickness as design requires – Standard
 - Color: Thickness as design requires – Standard
 - Standard Dividing Lites (SDL) -
- Sash type:
- Finishes:
 - Interior: treated bare wood, prefinished (painted) on interior.
 - Exterior: Aluminum Kynar on exterior.
- Hardware
 - Sash Limiters
 - Latching
- Screens: insect (for all typical location) and security (resident life). Integrate aluminum frame half-height screens (for hung units) by same window manufacturer.
- Standard Dividing Lites (SDL)
 - Exterior:: 7/8" unless otherwise directed
 - Interior : 7/8" unless otherwise directed
 - Interior spacer
- Weather-stripping:
- Accessories:
 - Aluminum extrusions 144 RO
 - Head/Jamb extension (brick moldings): Wood or Metal
 - Sill extensions:
 - Recommended that all casing to be sized to a minimum ¼" sealant gap.
- Warranty: 10/20 year
- Suggested Manufactures;
 - Pella:
 - Marvin:

Window Renovation Projects:

Designated building projects on campus will involve window replacement activity either involving fenestration for an entire building.

Aluminum clad wood windows are now designated as the standard for all full renovation projects and are the preferred choice component for smaller partial building renovation projects.

The UMD campus contains no one specific window profile that allows for a “one model fits all” design approach. General design direction for the replacement of windows in older designated projects is that the window profiles should duplicate (match) the original or existing window units in place.

The design approach of all wood window replacement projects will require a coordinated review and approval of the individual window types selected during the design phase by the ALRB committee. The design team must complete this specific presentation and are expect to demonstrate, in detail, how they achieved the “matched” like profile of the existing units and provide details on how the new units will be incorporated into existing building frame conditions.

As directed by the PM, this separate design review presentation is required when any existing wood window replacement event is conducted. Designers are required to coordinate (schedule) ALRB presentation within the comprehensive design phase schedule.

Designers are directed to review all available standard wood clad units from a single manufacturer to achieve uniformity throughout a single building project that may have several window sizes and types. The need for constructing any custom wood metal window units should be considered an exception.

Additional Requirements:

Cleaning: Include provisions in accordance with OSHA requirements for cleaning windows.

Security Screens: if required. Harmony Security Products (<http://www.harmonyspi.com>).

Security screens are a vandal resistant screen that is installed in lieu of the designated manufacturer’s insect screen. Units are normally located primarily on ground floor conditions.

- Windows and skylights shall be designed with maintenance and security in mind.