

Exterior Building Door Replacement Policy **01.83.16**

Description:

The purpose of the section is to highlight the current applicable UMD Design Standards for the replacement of the existing exterior building entrance doors at historically applicable locations.

Related Sections:

- 08 10 00 Door and Frames
- 08.50.00 Windows
- 08 71 00 Door Hardware
- 08 71 53 Security Egress for Individuals with Disabilities

Effective Date:

January 1, 2023

Applicable Standards:

- TBD

General Requirements:

Background:

- Building entry doors and their immediate surrounds are an extremely important part of the overall aesthetic composition of any building. This is particularly important in conjunction with the historic heritage of the campus.
- Exterior doors and their sidelights need to remain true to that heritage whenever they are being replaced. Exterior building doors must always reflect and reinforce the architectural character of the building. The specific elements of a door's architectural detail are significant.
- This policy has been developed to facilitate a clear and consistent approach to replacing exterior doors on campus.

Procedure:

- When a department has to either, out of necessity or individual desire to replace an existing exterior door assembly with one that is an exact (identical) replica in material and architectural detail, it may be done without the review and acceptance of the Architectural Landscape Review Board (ALRB).
- When a department has to either, out of necessity or individual desire to replace an existing exterior door with a door that varies from the existing door in any way (e.g. materials, architectural details), the department must first obtain the review and acceptance of the Architectural Landscape Review Board (ALRB).
- Depending on the nature of the door replacement proposed, the coordinator, in consultation with the ALRB Chair, may:
 - Reject the proposed replacement and request redesign or,
 - Determine that the proposed door replacement should move forward to ALRB.
- The following are examples of exterior replacement doors for which the coordinator will require ARLB review:
 - a non ADA compliant door replaced with an ADA compliant door,
 - a door without vision lites replaced with a door with vision lites
 - Any door of a building facing the historic McKeldin Mall, to include Main Administration Building, Lee Building, and the Mitchell Building.

General Guidelines:

- **Refer to DCFS Exhibit:** As guidance to designers and departments who wish to replace exterior doors, please refer to the UMD manual entitled: "Guidelines for Exterior Door Replacement".

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- **Door Material**
 - Wood doors are preferred on buildings which face the historic McKeldin Mall, to include Main Administration Building, Lee Building and Mitchell Building.
 - Other materials such as fiberglass or metal, proposed as wood door replacements, shall have the same architectural character and detail as the existing door and reflect and reinforce the aesthetic character of the building.
 - Doors (and corresponding hardware) shall be heavy-duty type, suitable for use as a building entrance.
- **Hardware**
 - **Material**
 - Brushed aluminum or stainless steel in lieu of painted or other material
 - Bronze may be used to replace already existing bronze materials
 - **Pulls**
 - Fixed pulls in lieu of levers/knobs; on double doors, locate on right-hand door (viewed from exterior).
 - **Automatic Operator**
 - On double doors, locate on right-hand door (viewed from exterior); door operator button shall be located on latch-side of automatic door; provide electrical disconnect at operator (for service).
- **Vision lites (glass panels)**
 - Vision lites provide natural light to the interior of a building entrance and can facilitate the occupant's sense of safety and security.
 - Replacement of raised panel doors with full-glazed doors is not acceptable.
 - Vision lites shall be the Simulated Divided Lites (SDL) type. The SDL shall consist of exterior and interior muntins and an interior spacer bar between insulated glass. Adhere the muntins to the glass with the manufacturer's specified product.
 - Size of vision lites should be similar to the existing, raised panel door being replaced.
- **Accessibility (ADA)**
 - All new exterior door assemblies are required to follow all current ADA guidelines. Designers are to consider all aspects of the guideline including approaches and turning radius, access and lighting and advise the UMD PM's as required.