



**LAKE BARRINGTON COMMUNITY  
HOMEOWNERS ASSOCIATION**

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HOMEOWNER APPLICATION FOR

ARCHITECTURAL REVIEW

WINDOWS  
AND  
PATIO DOORS

SUPPLEMENTARY INFORMATION

**The Architectural Commission meets on the first Monday of each month, unless otherwise posted. Applications must be submitted to the Management Office at least one week in advance of the meeting in order to be considered. Please allow time for approval by your Condo Board as well. A schedule of all Condo Board meetings is available in the Management Office.**

## WINDOWS AND PATIO DOORS CHECKLIST

***Ensure that the following items are included in your proposal.***

- \_\_\_\_\_ Provide drawing or photograph showing side of building where window or patio door replacement is proposed
- \_\_\_\_\_ Provide dimensions of window/door opening and panels
- \_\_\_\_\_ Indicate what the current and proposed window /door configurations are
- \_\_\_\_\_ Provide product literature/brochure for the window/door
- \_\_\_\_\_ Indicate the window/door frame and sash color. Match other windows/doors in the building as closely as possible. Standard colors are dark brown or bronze.
- \_\_\_\_\_ Indicate the exterior frame and sash material. Choice is limited to fiberglass, aluminum, vinyl, or wood-vinyl composites

**ARCHITECTURAL COMMISSION  
Standard and Guidelines for**

**WINDOWS & PATIO DOORS**

Adopted October 10, 2001  
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## OVERVIEW

1. Purpose:

This document is intended to help owners of units within Lake Barrington Shores, and their contractors, make informed decisions regarding the installation and replacement of Windows and Patio Doors within their units, and to guide them through the review and approval process.

This document also serves as a guide to members of the Architectural Commission and of the individual Condo Boards in considering and acting upon unit owners' applications for Window and Patio Door replacement.

2. Foreword:

Given that Windows and Patio Doors form part of the exterior enclosure of a condominium unit, they constitute part of the Common Elements of each Condominium. Thus, although maintenance and replacement of these building elements are the responsibility of each unit owner, they are not in fact the property of the individual owner. Rather, each owner is obligated to ensure that the installation and replacement of Windows and Patio Doors is accomplished without compromising the integrity of the original architectural character of the condominium development as a whole. At the same time, as building technology continues to evolve, it is desirable to use replacement products that embody improved durability, ease of operation, and energy efficiency. Thus, while exact in-kind replacement may not be desirable or, in some cases, even possible, modernization should be accomplished with as little change to the building's exterior appearance as possible.

3. Homeowners' Checklist for typical window or patio door replacement

a. Style

- Overall size of opening
- Number and proportion of panels
- Choose narrow width frame and casing to complement existing windows/doors in other units

b. Type

- Window - fixed, sliding, casement
- Patio door – sliding, French door

c. Material

- Frame & sash – fiberglass, wood-vinyl composite, aluminum-clad wood, etc.
- Glazing –
  - double or triple, low-E coating
  - integral mini-blinds permitted
  - no decorative glazing or windowpane dividers
- Corrosion resistant hardware
- Frame and sash color – dark brown or bronze
- Exterior finish – durable, no maintenance
- Insect screens on all operable panels

d. Installation requirements – ensure that your contract covers the points in this section

e. Approvals – always required, but get guidance from the management office on how much is required for your project

## SECTION I – GENERAL REQUIREMENTS

1. Intent:

The principal objectives governing the requirements and recommendations contained in this Standard are as follows:

  - a. To preserve the integrity and coherent character of the original architectural design of each dwelling unit, building, and condominium, and of the Lake Barrington Shores community as a whole.
  - b. To ensure that replacement Window and Patio Door units are of a quality level at least equivalent to, and preferably exceeding that of the Windows originally installed, in terms of materials, construction, workmanship, energy efficiency and aesthetics.
  - c. To ensure that replacement Windows and Patio Doors are installed in a manner characterized by a high level of workmanship.
2. Window and Patio Door Opening Size:
  - a. **Width:** No Window or Patio Door opening may be made wider than the opening containing the existing Window or Patio Door to be replaced. If necessary to accommodate a slightly narrower standard-size replacement Window or Patio Door, an opening may be made narrower by means of solid wood shims or fillers symmetrically installed at both jambs (sides) of the existing opening. The maximum allowable reduction in opening width shall be 1-½ inches at each jamb, or 3 inches total. Such shims or fillers shall be covered with exterior trim boards and/or siding as required to match the surrounding wall surface.
  - b. **Height:** No Window or Patio Door opening may be made taller than the opening containing the existing Window or Patio Door to be replaced. If necessary to accommodate a slightly shorter standard-size replacement Window, an opening may be made shorter by means of solid wood shims or fillers installed at the sill (base) of the existing opening. If necessary to accommodate a slightly shorter standard-size replacement Patio Door, an opening may be made shorter by means of solid wood shims or fillers installed at the head (top) of the existing opening. The maximum allowable reduction in Window or Patio Door opening height shall be 1-½ inches. Such shims or fillers shall be covered with exterior trim boards and/or siding as required to match the surrounding wall surface. *Under no circumstances shall the structural header of the Window or Patio Door opening be altered or disturbed.*
3. Permitted Replacement Windows and Patio Doors:
  - a. It is the intent of this Standard that replacement Windows and Patio Doors shall conform to the greatest extent practicable in terms of Type, Style, and color to that of those originally installed in the existing building, and prevalent throughout the particular Condo within which the building is located. Beginning in 2006, unit owners are allowed to exchange sliding patio doors for French doors or folding-style glass doors. The new doors should have a narrow frame/casing style to complement existing window and door designs. The new doors may not have their panels subdivided by grids or muntins.
  - b. It is recognized that certain Windows and Patio Doors currently installed may have been previously replaced in a manner inconsistent with the intent of this Standard. In general, this occurrence shall not constitute a precedent for future Window or Patio Door replacements in the same unit or building, or in another building within the same Condo, that are not consistent with the original design intent.

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- c. It is further recognized that due to changes in the Window and Patio Door industry that have occurred since Lake Barrington Shores was initially designed and constructed, it may in certain instances be difficult or impossible to obtain replacements that match exactly the Type, Style, and size of the existing Windows or Patio Doors. In such instances, unit owners are urged to propose replacements that maintain the same Type of operation, while matching as closely as practicable the Style and size of the Windows or Patio Doors to be replaced. [For example: an existing two-panel Sliding Window that is no longer readily available in the width of the existing opening can be replaced by a new three-panel Sliding Window.
- d. Permitted Replacement Windows:
- Fixed
  - Sliding
  - Casement
- The following Types of replacement windows shall not be permitted at Lake Barrington Shores:
- Double Hung
  - Single Hung
  - Awning
  - Jalousie
- e. Projecting Windows, including Bay Windows, Bow Windows, and Box or Garden Windows shall not be permitted, except in the following circumstances:
- i. As replacement for an existing projecting Window of the same Style that was part of the building as originally designed and constructed.
  - ii. Box or Garden Windows may be considered to replace existing non-projecting Windows only when intruding into a fully enclosed Limited Common Element courtyard bounded on all sides by the same dwelling unit.
- f. Permitted Replacement Patio Doors: Sliding Doors, French or folding-style glass doors
- g. As a general rule, the number of panels in the replacement French door should be the same as the number of panels in the original sliding door. Where this is not possible because the original slider is wider than a standard French door, e.g., 4' wide, the following table shows the recommended door panel configurations. In all cases, the replacement doors must have equal-width panels.

<b>Overall Width of Opening</b>	<b>Original No. of Panels</b>	<b>Replacement No. Of Panels</b>
6'	2	2
8'	2	3
8'	3	3
9'	3	3
12'	3	4
Two 6'-wide units side-by-side	4	4

4. Window and Patio Door Frame and Sash Color:
  - a. Exterior Window and Patio Door frame and sash color shall be selected to match as closely as practicable that of Windows remaining in the building, or in neighboring buildings of the same Condo. Standard replacement colors are dark brown or bronze
  - b. The following exterior colors shall not be permitted: Natural (or clear)-anodized aluminum, White, Black, and other colors inconsistent with the intent of the previous paragraph.
5. Additional Requirements:
  - a. External storm Windows of any type, whether permanent or temporary, shall not be permitted.
  - b. Windows and Patio Doors shall not be permitted to have Panels that are subdivided into smaller panes by means of either fixed or removable grids or muntins.
  - c. Window openings required by applicable building codes to provide a means of emergency egress shall conform to all provisions of such codes regarding clear opening dimensions and proportion, sill height, hardware type, and identification, in conformance with requirements of the authority(s) having jurisdiction, other provisions of this standard notwithstanding.

## **SECTION II – WINDOW REPLACEMENT PARAMETERS**

1. General:

Window and Patio Door replacements shall conform to the provisions of the GENERAL REQUIREMENTS section, as set forth above, as well as to the additional requirements set forth below for Partial Unit, Whole Unit, and Whole Building Window Replacements.
2. Partial Unit Window Replacement:
  - a. When replacing one or more, but not all, Windows in an individual dwelling unit, replacement Windows shall match as closely as practicable the Type, Style, and color of the existing Windows to be replaced.
  - b. In the case of the replacement of Windows that have been previously replaced with units of a Type, Style, or color inconsistent with the intent of this Standard, unit owners are urged to propose replacement Windows which will have the effect of returning the Windows as closely as practicable to the original Type, Style, and color (to the extent that this can be discerned from observing similar Windows elsewhere in the same building or Condo).
  - c. When a change in Style is necessitated for reasons set forth above in the GENERAL REQUIREMENTS section, Permitted Replacement Windows, the Style of the proposed replacement Window for a given Type and size establishes the controlling standard for all concurrent and future replacements of Windows of the same or similar Type and size in the same dwelling unit.
  - d. In Manor or Carriage Houses, when a change in Style is necessitated for reasons set forth above under GENERAL REQUIREMENTS – Permitted Replacement Windows, the following shall apply:
    - i. The Style of the proposed replacement Window for a given Type and size establishes the controlling Style for all future replacements of Windows of the same or similar size in other dwelling units in that building.

- ii. Where vertical and/or lateral symmetry exists between Windows belonging to different units on the same elevation of a building, the first Window to be replaced on a given elevation establishes the controlling Style for future Window replacements belonging to such other units in order to retain the existing symmetry.
    - iii. To the extent practicable, the first Window to be replaced in any given building establishes the controlling standard for all future Window replacements in that building in terms of Window manufacturer, model, color, and quality level.
  - e. In Town Houses where no lateral symmetry exists between adjoining dwelling units, the Window manufacturer, model, color, and quality level for replacement Windows in one unit may be different from those previously or eventually selected for the adjoining dwelling unit(s).
  - f. In no instance, shall a change in Window Type be permitted as part of a Partial Unit Window Replacement.
- 3. Whole Unit Window Replacement:
  - a. In Manor or Carriage Houses, when replacing all Windows in an individual dwelling unit, all requirements set forth above for Partial Unit Window Replacements shall apply.
  - b. In Town Houses where no lateral symmetry exists between adjoining dwelling units, when replacing all Windows in an individual dwelling unit, the requirements for Partial Unit Window Replacements shall serve as recommendations to guide selection of replacement Windows. However, proposed changes in Style, size, and color of individual Windows may be considered by the Architectural Commission providing the Intent set forth in the GENERAL REQUIREMENTS section above is maintained.
  - c. All Whole Unit Window Replacements, whether in Manor or Carriage Houses or Town Houses, shall include all Windows of any Style, Type, or size, as well as all Patio Doors.
  - d. In no instance, shall a change in Window Type be permitted as part of a Whole Unit Window Replacement.
  - e. All replacement Windows shall be of the same Window manufacturer, model, color, and quality level. Replacement Patio Doors may be of a different manufacturer and model as the replacement Windows, but shall match to the greatest extent practicable in terms of color and quality level.
- 4. Whole Building Window Replacement:
  - a. In general, for all Whole Building Window Replacements, the requirements for Partial Unit Window Replacements shall serve as recommendations to guide selection of replacement Windows. However, proposed changes in Style, size, and color of individual Windows may be considered by the Architectural Commission providing the intent set forth in the GENERAL REQUIREMENTS section above is maintained.
  - b. All Whole Building Window Replacements, whether in Manor or Carriage Houses or Town Houses, shall include all Windows of any Style, Type, or size, as well as all Patio Doors.
  - c. In addition, in Manor or Carriage Houses, a Whole Building Window Replacement may include all Windows in the Common Elements, such as entry hallways, subject to approval by the applicable Condominium Association.

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- d. In Manor or Carriage Houses, where vertical and/or lateral symmetry exists between Windows belonging to different units on the same elevation of a building, such symmetry shall be preserved regardless of proposed changes in Window Style, Type, size, or color.
- e. Changes in Window Type may be considered by the Architectural Commission as part of a Whole Building Window Replacement only subject to the following:
  - i. All unit owners in the affected building agree unanimously to such change in Window Type.
  - ii. Review applications submitted to the Architectural Commission requesting a change of Type shall be accompanied by a letter from the affected Condo Board indicating that the condominium permits, within its condo, a change to this Type of Window. The letter shall be signed by the Condo president and a majority of the Condo Board. Absent such a signed letter, no change of Type will be considered.
  - iii. Any change in Window Type shall be subject to the limitations set forth in the GENERAL REQUIREMENTS section above, and shall also maintain the Intent set forth therein.
- f. All replacement Windows shall be of the same Window manufacturer, model, color, and quality level. Replacement Patio Doors may be of a different manufacturer and model as the replacement Windows, but shall match to the greatest extent practicable in terms of color and quality level.
- g. All work shall be done by the same contractor, albeit under separate contracts with each individual unit owner, and shall occur essentially at the same time.
- h. Each unit owner must submit a complete and separate review application in unison with all other unit owners. All review applications may share the required supporting documentation, including photographs, elevation drawings, and product literature, as required in the APPROVAL PROCEDURES section below.
- i. A copy of a proposal from a contractor (prices may be blanked) must accompany the review application of each unit owner. This document shall indicate the manufacturer, model, and quality level of all proposed replacement Windows and Patio Doors, and shall also indicate the approximate starting and completion date for work on each unit.
- j. Upon review by the Architectural Commission and approval by the individual Condo Board, a signed copy of the contract must be submitted to the Management Office for each unit before work on any unit within the building is permitted. Absent any one or more signed contract, the proposal is no longer a Whole Building Window Replacement and shall be considered as a series of separate Whole Unit Window Replacements, with each unit owner individually responsible for compliance with the applicable requirements.

## **SECTION III – WINDOW AND PATIO DOOR MATERIAL SPECIFICATIONS**

1. Frame and Sash Materials:

Replacement Windows and Patio Doors of the following materials are permitted, subject to the limitations set forth herein. Note that material classifications are listed in descending order of preferability, based on quality and performance considerations.

  - a. Fiberglass composite or pultruded fiberglass
  - b. Wood and vinyl composite
  - c. Wood with exterior cladding of extruded aluminum
  - d. Wood with exterior cladding of vinyl
  - e. Extruded aluminum with an integral thermal break continuous through all frame and panel (sash) members
  - f. Vinyl or insulated vinyl

Windows and Patio Doors of the following materials shall not be permitted:

  - a. Wood with exterior painted or stained finish
  - b. Aluminum with no continuous thermal break
  - c. Roll-formed aluminum with or without thermal break
  - d. Steel of any kind
2. Glazing Materials:
  - a. Glazing units for replacement Windows and Patio Doors shall be hermetically sealed, clear double glazed units filled with Argon or Krypton gas. Triple glazed units shall be permitted. Glazing units shall have a factory-applied Low-E (low-emissivity) coating on the #3 surface (as counted from the exterior).
  - b. Tempered safety glass shall be used at all locations subject to human impact, as required by the applicable provisions of the Building Code.
  - c. Decorative glazing of any kind, including etched, beveled, stained, tinted or patterned glass, shall not be permitted.
  - d. Integral mini-blinds sandwiched between glass lites within insulating glazing units shall be permitted.
3. Exterior Finish:
  - a. All fiberglass windows shall have a durable baked on or powder coated finish.
  - b. All aluminum-clad and aluminum Windows shall have a factory-applied exterior finish of color anodizing, or a high quality organic or powder coated finish.
  - c. All wood-vinyl composite, vinyl-clad, and vinyl Windows shall have an integral color throughout the entire cross section of the material.
  - d. Colors shall conform to the requirements set forth above in the GENERAL REQUIREMENTS section.
  - e. Exposed wood on any exterior Window surface shall not be permitted.
4. Interior Finish:
  - a. Interior finish is homeowner's choice. It may be pre-finished, factory-primed, natural wood for staining, or tinted vinyl on the interior surfaces.
  - b. Interior surfaces and edges of Operable Panels in Casement Windows, as well as edges of Operable Panels in Sliding Windows, which may be visible from the exterior when in the open position, are recommended to be finished in a color to match the exterior finish of the Window.

5. Hardware:  
Operating hardware for Operable Panels, including handles, latches, hinges, cranks, etc. exposed to the exterior shall be corrosion-resistant and shall be finished to match the Window exterior. Contemporary style hardware and architectural bronze (or equivalent) color are recommended.
6. Weatherstripping:  
All Windows shall have factory-installed weatherstripping to minimize air and water infiltration.
7. Insect Screens:  
All Operable Panels shall be equipped with factory-furnished removable fiberglass or coated aluminum wire mesh insect screens finished in a dark bronze color.
8. Energy Rating:  
It is recommended that the Windows and Patio Doors be ENERGY STAR qualified for our geographic area. ENERGY STAR qualified windows, doors, and skylights can reduce your energy bills up to 15% while helping protect the environment. For more details see the Energy star website [www.energystar.gov](http://www.energystar.gov) or call the ENERGY STAR Hotline (888) STAR-YES / (888-782-7937).

#### **SECTION IV – INSTALLATION REQUIREMENTS**

1. Exterior trim required to be removed to permit Window or Patio Door replacement, shall be reinstalled or replaced with new material identical in dimension, appearance, and finish to the original material removed.
2. Materials removed as part of Window or Patio Door replacement, which are not to be reinstalled as part of the finished installation, shall be removed from the premises and disposed of in a manner consistent with the requirements of Lake Barrington Shores and the authority(s) having jurisdiction.
3. Replacement Windows and Patio Doors shall be anchored to surrounding framing as recommended by the Window or Patio Door manufacturer's most recent published installation instructions and specifications, using the appropriate number, size, and type of corrosion-resistant fasteners. Window and Patio Door units shall be leveled and held in place with shims, and any voids between the frame and surrounding rough opening shall be filled with expanding foam or stuffed with fiberglass batt insulation.
4. Provide copper flashings at the head of all Window and Patio Door openings, and at sills of Window and Patio Door opening as warranted by the details of the particular installation. Seal all perimeter joints using a high-quality caulking suitable for the substrate materials, as required to ensure a weathertight finished installation impervious to the infiltration of air and moisture. Ensure that weep holes integral to the Window or Patio Door frame are not obstructed by sealant. Separate dissimilar metals using a coating of bituminous mastic or a layer of 15# asphaltic roofing felt. Sealant materials shall have an integral color matching the surrounding finished surfaces.
5. Interior finishing and trim of replacement Windows and Patio Doors shall be completed as appropriate to the specific installation and the existing interior wall finish material(s) adjoining the opening.

6. NOTE: Illinois consumer protection law requires that all home improvement work costing \$1,000.00 or more be executed using a written contract clearly delineating the work to be done and total cost for the work being contracted. It is each unit owner's responsibility to obtain such a written document, without which little or no legal recourse exists should a disagreement arise regarding the work or its cost.

Moreover, the Architectural Commission strongly recommends that owners do not proceed with any alteration or renovation work without a written proposal from the contractor describing in detail the exact scope of the work, including the specific products and materials to be used, the means by which the work is to be accomplished, the total cost of the work, and the schedule for completion of the work.

Unit owners shall ensure that the replacement of Windows and Patio Doors is covered by a warranty for both labor and materials, and shall obtain two copies of such warranty(s) in writing upon completion of the work, one of which shall be furnished to the Management Office.

## **SECTION V – APPROVAL PROCEDURES**

1. Unit owners wishing to replace one or more Windows and/or Patio Doors within their dwelling unit must obtain an Application for Architectural Review form and a copy of this Standard from the Management Office prior to undertaking any work. A copy of this Standard shall also be provided by the unit owner to the contractor who will perform the Window or Patio Door replacement. Management Office staff is available to assist unit owners in obtaining additional information and/or clarification of the requirements of this Standard as necessary to accommodate their individual circumstances.
2. The completed Application for Architectural Review form must be submitted and will be processed in accordance with the procedures set forth in the application packet. All information requested on the form must be provided, and all supporting documentation attached as set forth below. The Management Office is authorized to reject incomplete applications. Review applications brought before the Architectural Commission with insufficient information will be tabled.
3. Supporting documentation for review applications shall include the following:
  - a. For a Partial Unit Window or Patio Door Replacement which will not cause either the Type or Style of the Window(s) or Patio Door(s) replaced to change from that which is currently installed, submit *photographs* showing a close-up view of each individual Window or Patio Door to be replaced as well as overall view(s) of the entire side(s) of the building containing the Window(s) or Patio Door(s) to be replaced. Overall photos must depict the entire unit for which Window replacement is proposed as well as adjacent dwelling unit(s) in the same building.
  - b. For a Partial Unit Window Replacement which will result in a change in the Type and/or Style of any Window(s) to be replaced from that which is currently installed, submit *photographs* of the existing conditions as described above. In addition, submit *elevation drawing(s)* showing overall view(s) of the entire side(s) of the building containing the Window(s) to be replaced, and showing the proposed new Window Type(s) and Style(s). Elevation drawings must depict the entire unit for which Window replacement is proposed as well as adjacent dwelling unit(s) within the same building, and must be drawn accurately to scale.

- c. Whole Unit and Whole Building Window Replacement review applications shall be subject to the same submittal requirements as set forth above for Partial Unit Window Replacement regarding whether or not the proposed Window replacement will result in a change in the Type and/or Style of any Window(s) from that which is currently installed.
  - d. Where elevation drawings are required, they shall be drawn to a scale of not less than 1/8" = 1'-0". Elevations shall be clearly labeled to indicate the compass orientation of each face of the building depicted as well as its relationship to the primary entrance or street façade of the building (e.g., south entry elevation, east side elevation, north rear elevation, etc.)
  - e. Elevation drawings shall indicate the Panel Designations for each new and existing sash panel indicating whether it will be Fixed or Operable.
  - f. All review applications for Window or Patio Door replacement shall include detailed original *product literature* describing the proposed replacement Window(s) or Patio Door(s) to be used. This literature shall include information regarding the manufacturer, model(s), Type, Style, materials, construction, and warranty for the replacement product(s) proposed.
  - g. All review applications for Window or Patio Door replacement shall include a sample of the actual exterior finish material showing the proposed color selection. Printed color samples or swatches shall not be acceptable.
  - h. For all Partial Unit and Whole Unit Window Replacements which will result in a change in the Type and/or Style of any Window(s) to be replaced from those which are currently installed, and which are subject to the "controlling standard" requirements set forth in the WINDOW REPLACEMENT PARAMETERS section, the following additional submittal requirement shall apply: *Submit documentation of approval of the proposed replacement(s) by every other unit owner in the affected building. Such approval shall clearly indicate that the affected neighbor(s) have been informed that they will be bound in any future window replacement(s) by the changes in the Type and/or Style proposed, to the extent specified in the WINDOW REPLACEMENT PARAMETERS section.*
4. All other procedural requirements, including obtaining necessary building permit(s) and approval from individual Condo Boards, shall be as set forth in the information and instructions contained in the Application for Architectural Review form packet.

## SECTION VI – DEFINITIONS

The following definitions apply to terms used in this Standard. Terms that are capitalized throughout the body of the text shall be defined as set forth below.

### Dwelling Unit Types:

Town House – a multi-unit building in which units share only vertical partitions with other units, and in which all units have individual entrances.

Carriage House – a multi-unit building in which units share vertical and horizontal partitions, and in which all units have individual entrances.

Manor House – a multi-unit building in which units share vertical and horizontal partitions, and in which all units share a common entrance lobby.

General:

Window – a glazed opening in the exterior wall of a building providing access to daylight, view, and—in the case of an Operable Window—natural ventilation from an interior space.

Patio Door – a glazed opening in the exterior wall of a building providing access to daylight, view, and natural ventilation, as well as passage from the interior of a dwelling unit to a deck, patio, courtyard, or other Limited Common Element.

Window and Patio Door Components:

Fixed Panel – an individual glazed panel (or sash) contained within the overall frame of a Window or Patio Door, which does not open for ventilation or access (in the case of a Patio Door).

Operable Panel – an individual glazed panel (or sash) contained within the overall frame of a Window or Patio Door, which may be opened for ventilation or access (in the case of a Patio Door).

Window or Patio Door Frame – that portion of the overall Window or Patio Door assembly that contains the individual Fixed and/or Operable Panels.

Window and Patio Door Designations:

Type – the type of panels constituting a Window or Patio Door, including Fixed and/or Operable, and the method of operation of the Operable Panel(s), e.g., Sliding, Casement, etc.

Style – the general appearance of a Window or Patio Door as viewed from the exterior of a building, including overall size and proportion; and the number, proportion, and arrangement of Operable and/or Fixed Panels.

Panel Designation – a method of identifying the pattern of Fixed and/or Operable Panels constituting a Window or Patio Door unit. The symbol “X” designates an Operable Panel, and the symbol “O” designates a Fixed Panel. The combination of “X” and “O” symbols indicates the Style of the Window or Patio Door when viewed from the exterior of a building. (For example, a two-panel Sliding Window with a left-hand Operable Panel and a right-hand Fixed Panel, as viewed from the exterior, would have a Panel Designation of “XO”.)

Window and Patio Door Types:

Fixed Window – a Type of Window consisting of one or more Fixed Panels, with no Operable Panels.

Sliding Window – a Type of Window consisting of one or more Operable Panels which are operated by sliding laterally in tracks, usually in combination with one or more Fixed Panels.

Casement Window – a Type of Window consisting of one or more Operable Panels which are operated by swinging outward on vertical hinges, sometimes in combination with one or more Fixed Panels; also commonly referred to as a “crank-out” Window.

Double-Hung Window – a Type of Window consisting of upper and lower Operable Panels which are operated by sliding vertically in tracks.

Single-Hung Window – a Type of Window consisting of upper and lower panels, one of which is Fixed (usually the upper) and one of which is Operable (usually the lower), which is operated by sliding vertically in tracks.

Awning Window – a Type of Window consisting of one or more Operable Panels which are operated by swinging outward on horizontal hinges, sometimes in combination with one or more Fixed Panels.

Jalousie Window – a variation on the Awning Window consisting of multiple glass panels which are operated by swinging outward on horizontal hinges in interleaved unison.

Sliding Door: a Type of Patio Door consisting of one or more Operable Panels which are operated by sliding laterally in tracks, usually in combination with one or more Fixed Panels.

French Door: a Type of Patio Door consisting of one or more Operable Panels which are operated by swinging inward or outward on vertical hinges, usually in combination with one or more Fixed Panels.