

**WAILEA EKAHI
ASSOCIATION OF APARTMENT OWNERS
INDEX TO APARTMENT ALTERATIONS MANUAL
April 4, 2012**

WINDOWS
Major Alteration-Category 2

A. REQUIREMENTS:

1. Signed Application for Approval to alter Apartment
2. Notification and acknowledgement from adjacent or affected owners.
3. Specific Board approval.
4. Architect review and recommendation as required.
5. Plan Fee of \$100 for picture windows.

B. SPECIFICATIONS:

1. Picture window additions shall be installed in non-shear walls only. Window sizing shall be architecturally compatible with its location and compatible with adjacent window units. The width shall be a minimum of 4 feet and a maximum of 8 feet. The height shall be a minimum of 3 feet and a maximum of 5 feet. Sill height shall be a minimum of 30" above the finished floor.
2. All new wood framing shall be pressure treated Douglas Fir lumber.
3. Glass shall be either fixed or louvered to match existing Ekahi jalousie windows and must be non-reflective type glass.
4. Dark bronze or black aluminum shall be used for metal framing.
5. Jalousie windows must be replaced if replacements are available except as follows:
 - a. The jalousie window located directly adjacent to a front entry door may be replaced with solid clear or obscure glass windows of the same dimensions. No etched or artwork windows are allowed
 - b. Lower kitchen door jalousie windows may be replaced with solid clear or obscure glass windows of the same dimensions, a solid wooden panel, or the entire door may be replaced with the lower window eliminated
 - c. The combined jalousie/solid pane kitchen sink area window may be replaced with a single pane window of the same dimensions.
 - d. Replacement jalousie windows may be plastic framed windows manufactured by Coastal Window, with dark brown frames
6. When installing new or replacement windows, neatly cut existing walls and patch, repair and paint to match existing Ekahi surfaces. All window or other installations in exterior walls are to be in accordance with ASTM E 2112, current edition: "Standard Practice for the installation of Windows, Doors and Skylights".

7. Temporarily shore up existing joist and rafters prior to cutting new wall openings. Remove drywall full height from floor to ceiling to permit proper placement, and top and bottom nailing of new wall studs. New connections to be nailed securely to carry live and dead loads.
8. Roof design live load: 20 PSF. Floor design live load: 40 PSF
9. All specifications and connections must meet current Maui County Building Codes
10. Provide temporary dust control protection

Note: Leaks and damage caused by window additions and alterations are the Owner's responsibility.

New Header Schedule:

Header nominal depth of 6" for maximum horizontal length of 4'.

Header nominal depth of 8" for maximum horizontal length of 5'.

Header nominal depth of 10" for maximum horizontal length of 6' 6".

Header nominal depth of 12" for maximum horizontal length of 8'.