

APPENDIX I

*Encinitas Ranch Community Association
Architectural Committee*

Glass Wall Installation For Rear Yards

Checklist And Certificate

(To be submitted with the Improvement Application)

OWNER _____ CONTRACTOR _____

Address _____ Address _____

Phone _____ Phone _____

Email _____ Contractor's License No. _____

To the Encinitas Ranch Community Association Board of Directors:

I/We intend to replace our existing rear yard open metal fencing at the address listed above with a new tempered glass wall system. I/We understand that approval by the Board of Directors/Architectural Committee is required prior to the installation of the new glass wall. For that purpose, I/we make the following representations and commitments (*Check all boxes to indicate that you have read and understood these requirements*):

FOR POST AND PANEL INSTALLATIONS

- Existing masonry wall caps must be removed and replaced with new wall caps per the Architectural Standards prior to the installation of the new glass wall post supports.
- A two (2) inch air gap will be maintained between the bottom of the glazing panel and the top the masonry wall cap.
- The glazing panels will be installed between powder-coated extruded aluminum metal posts spaced at a maximum of six (6) feet on center.

FRAMELESS PANEL INSTALLATIONS

- Existing masonry wall caps must be removed and replaced with new wall caps per the Architectural Standards prior to the installation of the aluminum base shoe for the glass wall system, Where no original masonry wall exists, a new wall and cap per the Architectural Standards must be installed.
- The continuous horizontal sill track/base shoe shall be installed with minimum 3/8" diameter x 5" hot-dipped galvanized or appropriate grade of stainless steel Hilti Quick Bolt or Redhead or approved alternative installed a minimum of 12" on center. No fastener will be installed within 3" of ends or 2" of edges. **Any deviation to this fastener requirement must be prepared by a licensed engineer and submitted to the Architectural Committee for review.**

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FOR ALL GLASS WALL INSTALLATIONS:

- I/we agree that the location of the new glass wall system will be in the same location as the original metal fence or masonry and metal fence.
- I/we agree that the total height of the replacement glass wall system will be no higher or lower than the existing fence run between any support pillars whether metal or combination metal and masonry block.
- I/we understand that all glass wall systems must include a masonry support wall. No full fence height glass wall systems are permitted.
- In the event a) no masonry support wall currently exists, or b) modification to the existing masonry wall height is desired, I/we have contacted the Association and received written confirmation of the allowable finished height of the masonry support wall prior to developing plans.**
- If masonry walls or pilasters are not currently installed, I/we shall provide submittal plans to construct, at our sole expense, a new masonry support wall or pilasters consistent with the Architectural Standards. Note that the height of the new masonry wall cannot be less than 12 inches as measured from the outside finish grade and may be required to be higher. The resulting design of the new masonry wall and glass system must provide a unified visual appearance with adjacent properties as determined by the Architectural Committee which will consider configuration, height, materials, color, style and texture.
- If existing masonry walls are to be modified, I/we shall provide submittal plans to construct, at our sole expense, a new masonry support wall. Note that the height of the new masonry wall cannot be less than 12 inches as measured from the outside finish grade and may be required to be higher. The resulting design of the new masonry wall and glass system must provide a unified visual appearance with adjacent properties as determined by the Architectural Committee which will consider configuration, height, materials, color, style and texture.
- I/we understand that the Association must specifically approve any modification to the existing masonry wall or pilaster other than those approved and necessary to anchor the base shoe as described herein.
- It shall be the responsibility of the homeowner and their contractor to ensure that the glass wall design, including its footings, meets the applicable requirements of the City of Encinitas and the California Building Code Chapter 24, Glass and Glazing (latest edition.) A licensed civil engineer must verify the existing masonry wall footing size and design. Any proposed modifications to the existing masonry wall footing(s) and the complete glass wall system design, including mounting and fastening details, will be submitted along with the improvement application to the Association for review. The Association will evaluate the submittal for its compliance with the ERCA Architectural Standards. The structural adequacy and code compliance of the glass wall system and/or its foundation is the sole responsibility of the homeowner and their licensed contractor. Any exposed portion of the footing and masonry wall above it shall conform in appearance, height, style, color and design to the community masonry walls;
- I/we are responsible for the removal and legal disposition the existing metal fence and any associated cost.

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- All existing support wall caps shall be removed and replaced with new wall caps prior to the installation of any new glass wall system and all new support walls shall have new caps installed prior to the installation of any new glass wall system.
- The powder-coating of the exposed metal frame or post components must match the metal fence color specified in the Architectural Standards and will be of sufficient quality to prevent premature deterioration of the finish due to the influence of the local marine environment;
- Only uncoated, fully tempered, transparent flat glazing panels complying with all applicable requirements of Chapter 24 of the California Building Code (latest edition) will be installed;
- Installation of glass walls are required to conform to the standards specified in Chapter 24 GLASS AND GLAZING of the California Building Code (Part 2 – Volume 2). Portions of the code requirements are provided here to help clarify the scope of work for the manufacturer and/or contractor:
 - SECTION 2401.1 Scope:
The provisions of this chapter shall govern the materials, design, construction and quality of glass, light-transmitting ceramic and light-transmitting plastic panels for exterior and interior use in both vertical and sloped applications in buildings and structures.
 - SECTION 2401.2 Glazing Replacement:
The installation of replacement glass shall be as required for new installations.
 - SECTION 2403.1 Identification:
Each pane shall bear the manufacturer’s mark designating the type and thickness of the glass or glazing material. The identification shall not be omitted unless approved and an affidavit is furnished by the glazing contractor certifying that each light is glazed in accordance with approved construction documents that comply with the provisions of this chapter. Safety glazing shall be identified in accordance with Section 2406.2. Each pane of tempered glass, except tempered spandrel glass, shall be permanently identified by the manufacturer. The identification mark shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that, once applied, cannot be removed without being destroyed. Tempered spandrel glass shall be provided with a removable paper marking by the manufacturer.
 - SECTION 2403.2 Glass Supports: Where one or more sides of any pane of glass are not firmly supported, or are subjected to unusual load conditions, detailed construction documents, detailed shop drawings and analysis or test data assuring safe performance for the specific installation shall be prepared by a registered design professional.
 - 2404.1 Vertical glass shall be designed to resist the wind loads in Section 1609 for components and cladding.
 - Applicable requirements of SECTION 2406 SAFETY GLAZING and SECTION 2407 GLASS IN HANDRAILS AND GUARDS are also to be addressed.
- I/we and our contractor agree and commit that we have prepared and are submitting plans and specifications meeting all applicable requirements of the City of Encinitas and Chapter 24 of the California Building Code (latest edition), along with this Checklist.

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- I/we acknowledge that the glass panels will not have any color, design, or solar film applied before, during, or after construction.
- I/we acknowledge that the Encinitas Ranch Community Association will not be held responsible for the structural adequacy, stability, safety, or drainage requirements of the new glass wall installation or its conformance with local or state codes, regulations, or requirements.
- I/we agree that at all times after installation, the new glass wall and all its components shall be kept in a constant state of good condition, repair, and appearance, and will not be allowed to exceed its useful service life.
- I/we agree that access to the Association Common Area for the new glass wall installation will be limited to the immediate area of the installation.
- I/we will be responsible for all costs to repair any damage to the Association Common Area or any existing masonry wall which may occur due to the installation of the new glass wall system, including damage to any plant materials, irrigation systems, or hardscape.
- I/we agree that an appropriately licensed California Contractor will perform all work. The license is required to be current, active, and in good standing with the Contractors State License Board. In California, anyone who contracts to perform work on a project that is valued at \$500 or more for combined labor and materials costs must hold a current, valid license from Contractors State License Board.
- I/we have signed and notarized the Permissive Maintenance Agreement signifying our agreement with and promise to abide by all the provisions in the Permissive Maintenance Agreement.
- I/we are submitting this executed Checklist, the executed and notarized PMA, the executed Application for Standard Improvements, all required plans and specifications and all required fees (review, processing, document preparation and recording fees) in accordance with the Architectural Standards and Guidelines. I/we acknowledge that failure to provide all the above will be considered an incomplete Application submittal and additional fees may apply.
- I/we agree and commit not to commence construction until after I/we receive written notice that the Architectural Committee has approved the Application.
- I /we agree and promise that, before commencing construction, I/we will provide to the Association with certificates of general liability insurance and workers' compensation insurance as required by the Permissive Maintenance Agreement in addition to copies of any required permits.
- I/we understand and agree that the glass wall system will be inspected by the Association's consultant. If the consultant determines that damage has occurred to any existing or new masonry walls or pilasters due to the installation of the glass wall system such as efflorescence, grout joint cracking, or water intrusion, I/we will be responsible for all repair costs.

ACKNOWLEDGEMENT

The Owner acknowledges that if any of the above representations is found to be false or any of the above commitments are breached at any time, the Encinitas Ranch Community Association may

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require the immediate removal of the glass wall and all of its components and the return of the rear yard fence its original condition and appearance.

Owner's Signature

Installation Contractor's Signature

Date _____

Date _____

Mail Completed Documents To:	N. N. JAESCHKE INC. 9610 Waples Street San Diego, CA 92121
OR	
Email Completed Documents to:	customersupport@nnj.com