

APPENDIX F

*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:

- The masonry wall cap will not be removed;
- 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:

- If an existing masonry wall cap is to be removed, it shall be cut in half and reinstalled with cement adhesive on each side of the new base shoe; alternatively, the wall cap can be replaced as long as the new cap is of the same materials, size and color;
- 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;**

FOR ALL GLASS WALL INSTALLATIONS:

- I/we are responsible for the removal and legal disposition the existing metal fence and any associated cost;
- The location of the new glass wall system will be in the same location as the original metal fence;

APPENDIX F

- The total height of the new glass wall system will match the total height of the original metal fence but in no case will the combined height from the outside face of any existing masonry support wall plus the height of the new glass wall exceed 6'-0";
- I/we understand that any modification to the existing masonry wall or pilaster other than those approved and necessary to anchor the base shoe must be specifically approved by the Association.;
- It shall be the responsibility of the homeowner and their contractor to ensure the glass wall design including footings are designed to meet the requirements of the City of Encinitas and the California Building Code Chapter 24 Glass and Glazing. The existing footings need to be inspected and verified to be able to withstand the live and dead loads imposed by the proposed glass wall system. Any proposed modifications required to existing footing(s) should be submitted along with the application showing the complete glass wall system including mounting and fastening details to the Association for information only. The Association will review and approve the submittal for compliance with architectural guidelines. The responsibility for the structural adequacy and code compliance of the glass wall system and/or its foundation shall be the sole responsibility of the homeowner and their licensed contractor. Any exposed portion of the footing and block wall above it shall conform in appearance, height, style, color and design to the original concrete masonry unit walls;
- All glass wall systems must include a masonry support wall. No full fence height glass wall systems are permitted. If masonry walls or pilasters are not currently installed, I/we shall include in the Application plans to construct, at our sole expense, a new masonry wall or pilasters to match the height, style, color and design of the community concrete masonry unit walls, including caps and pilasters, as an integral part of the new glass wall system. The resulting design should match to the extent possible the configuration of the walls of adjacent properties where such walls exist to provide a consistent appearance.
- All exposed penetrations in any original masonry walls or caps shall be filled with a color-matched cement grout and leveled flush with the top of the masonry wall or cap;
- The powder-coating of the exposed metal frame or post components will match the metal fence color specified in the Architectural Standards and Guidelines 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;
- 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;
- 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

APPENDIX F

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.

- The glazing panels will not have any color, design, or solar film applied either 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 all work will be performed by an appropriately licensed California Contractor. 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;

APPENDIX F

- 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 notice that the Application has been approved;
- I /we agree and promise that, before commencing construction, I/we will provide to the Association certificates of general liability insurance and workers' compensation insurance as required by the Permissive Maintenance Agreement in addition to any required permits;
- I/we understand and agree that the glass wall will be inspected by the Association's consultant. If the consultant determines that damage has occurred to any existing masonry due to the installation of the glass wall 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 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:	Curtis Management Company 5050 Avenida Encinas, Suite 160 Carlsbad, CA. 92008
OR	
Email Completed Documents to:	pcampbell@curtismanagement.com