

SPECIFICATIONS FOR SECURITY GUARDS FOR METAL KITCHEN AND BATHROOM WINDOWS

At its September 10, 1986 meeting, the Board of Directors passed the Specifications for kitchen and bathroom security bars. The purpose of the specifications is to enable Parkfairfax Unit Owners to install minimally noticeable, maximally practical security barriers for their kitchen and/or bathroom windows which will allow them to leave those windows open at night or when the unit is unoccupied. Please bear in mind, however, that a determined person under the proper conditions can bypass any physical barrier; the Parkfairfax Unit Owners' Association is not guaranteeing that a guard meeting these specifications will keep every intruder out in every circumstance.

KITCHEN WINDOW SPECIFICATIONS

The security guard for the kitchen windows shall consist of five vertical rods and two horizontal bars or rods. Each vertical rod shall be a solid steel rod with a diameter between ½" (minimum) and 1" (maximum). Each horizontal bar or rod shall be no larger than a 1" square hollow steel bar and no smaller than a ½" solid steel rod. The horizontal and vertical pieces shall be welded together at each intersection so as to form a rectangular grid the size of the kitchen window opening. This opening is 38.5" x 42.5" in most kitchens; however, there is the possibility of a ½" to 1" variation in size. The grid shall have eighteen rectangular openings, each no larger than 6 ¼" x 12".

Variations may be permitted by the General Manager on a case-by-case basis.

BATHROOM WINDOW SPECIFICATIONS

Three pane, Single Opening Windows: The security guard for three pane, single opening bathroom windows shall consist of two vertical rods and two horizontal bars or rods. Each vertical rod shall be a solid steel rod with a diameter between ½" (minimum) and 1" (maximum). Each horizontal bar or rod shall be no larger than a 1" square hollow steel bar and no smaller than a ½" steel rod. The horizontal and vertical pieces shall be welded together at each intersection so as to form a rectangular grid the size of the bathroom window opening. This opening is 18" x 38" for most windows of this type; however, there is the possibility of minor variations in size. The grid will have nine rectangular openings, each no larger than 5 ½" by 11".

Six Pane, Double Opening Windows: The security guard for six pane, double opening bathroom windows shall consist of five vertical rods and two horizontal bars or rods. Each vertical rod shall be a solid steel rod with a diameter between ½" (minimum) and 1" (maximum). Each horizontal bar or rod shall be no larger than a 1" square hollow steel bar and no smaller than a ½" steel rod. The horizontal and vertical pieces shall be welded together at each intersection so as to form a rectangular grid the size of the bathroom window opening. This opening is 18" x 38" for most windows of this type; however, there is the possibility of minor variations in size. The grid will have nine rectangular openings, each no larger than 5 ½" by 7 ¼".

INSTALLATION

To attach the horizontal bars or rods to the building, a hole no deeper than four inches and no larger than ½" in diameter may be made into the brick wall between the storm window track and the outside window. The vertical rods may be welded to the window frame at each end, except that the center rod may be inserted 4" (no deeper) into the brick wall at the top of the window and be welded to the window frame at the bottom. Although the horizontal bars and center vertical rod may be inserted four inches into the interior of the exterior brick wall of the building, **no part of the security guard may be attached to the exterior face of the building.**

When installed, the horizontal bars or rods must be centered behind and parallel to the window mullions so that only a narrow rim (approximately three/sixteenths of an inch) at the top and bottom of the bar is visible from the outside when the window is closed; the middle vertical rod shall be placed behind the permanently affixed center stanchion of the kitchen window and of the six pane, double opening bathroom window. When the kitchen or six pane, double opening bathroom windows are closed, only the remaining four vertical rods and the top and bottom rims of the horizontal bars or rods may be visible from the outside. When the three pane, single opening bathroom windows are closed, only the two vertical rods and the top and bottom rims of the horizontal bars or rods may be visible from the outside.

All portions of the security guard, which are normally visible from the outside, must be painted black with a rustproof metal primer and rustproof black metal paint. Parts not normally visible from the outside may be painted any color. All the guards must be re-painted by the owner each time the Unit Owners' Association re-paints the unit's windows. If, for some reason, the security guard or any portion of it rusts or its paint cracks, peels or otherwise becomes unsightly between scheduled paintings, the unit owner must re-paint it immediately. Should the unit owner neglect a scheduled or necessary re-painting, the Association may repaint the guard at the unit owner's expense.

The original kitchen window screens must be removed before the guard is installed. Replacement screens, which fit the storm window track, are available from private retailers. No screen may be placed between the outside window and the security guard.

The security guards may be installed in any kitchen or bathroom window of the original, metal Parkfairfax type, no matter on which floor the kitchen or bathroom is located. A security guard may be placed in only one window; it is not required to place a guard in both the kitchen and bathroom of a unit.

These specifications, other than details of intrusion into the common element, do not apply to replacement windows. Should there be an interest in security guards for this type of kitchen or bathroom window, separate specifications for minimally noticeable, maximally practical security guards will apply. Because there is a danger of an occupant being trapped in a fire, these specifications for permanently affixed security guards do not apply to windows in any rooms other than the kitchen and bathroom.

APPLICATION

Approval by the General Manager **must be obtained before beginning any work.** An Administrative Application for Routine Changes, available at the Association Office. A contractor Approval Form signed by the General Manager must also be submitted. Do not begin work until you have received written approval from the Covenants Director. Beginning without approval can result in extra expense for you in the event of an error in your plans. Any Installation not meeting specification and not specifically approved by the General Manager must be removed or corrected at your expense.