

EXTERIOR DOORS

LOCATIONS INCLUDE:

Lobby entries, corridors, town homes units, community rooms, mechanical closets, and management offices.

ALL EXTERIOR DOORS SHOULD INCLUDE:

- Install thresholds on silicone type water repellent proper to installation
- Pan flashing
- Doors must have VYCOR brand or equal, self adhered flashing installed to all perimeters and sills for protection against air, water and moisture
- Weather-stripping: vinyl foam compression type or equal around perimeter; vinyl sweep at door bottoms; and aluminum with vinyl seal strip threshold with thermal brake at all exterior doors
- Preferred: Aluminum Storefront with sidelight and power door operator preferred

PERFORMANCE REQUIREMENTS OF ALL EXTERIOR DOORS:

- Minimum STC rating of 35
- Exterior doors must be energy star rated, and comply with the following:

DOORS			
GLAZING LEVEL	U-FACTOR ¹	SHGC ²	
Opaque	≤ 0.17	No Rating	
≤ ½-Lite	≤ 0.25	≤ 0.25	
> ½-Lite	≤ 0.30	Northern North-Central	≤ 0.40
		Southern South-Central	≤ 0.25



Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²
Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²

STOREFRONT SYSTEMS

FOR USE AT LOBBY ENTRIES:

- May have an automatic opener/closer
- Insulated glazing
- Thermally broken framing system and door



SAMPLE PRODUCT:

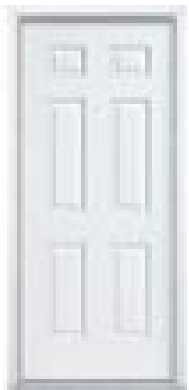
Kawneer

- Storefront System 451T
- 2-3/4" x 5" Thermal
Exterior Frame System
Field Glazed

UNIT ENTRY EXTERIOR DOORS

FOR USE AT TOWNHOUSES + UNITS WITH DIRECT ACCESS TO EXTERIOR:

- Door unit may include sidelight, transom, or lite integral to the door itself
- Minimum 1-3/4", 20-gauge six-raised panel steel insulated doors with 26 gauge steel frame
- Use vinyl exterior jambs instead of wood jambs to prevent rot
- Preferred: Endura PVC door jambs
- All doors to have peephole. See Door Hardware section below



SAMPLE PRODUCT:

Jeld-Wen

- 6-Panel Pre-Hung Door
- Insulated Core
- Energy Star

Manufacturer Number:
957077



INTERIOR DOORS

LOCATIONS INCLUDE:

Unit entries, closets, bedroom, bathroom, mechanical closets, etc.

GENERAL INFORMATION + REQUIRED DETAILS:

- Minimum 1-3/8" wood or solid/ semi-solid core high-density fiberboard (HDF).
- Use flush thresholds for ease of tenants.
- Do not silicone / caulk metal frames to wall board because it affects future shimming as building settles.
- New Construction:
 - Solid doors should be used at family properties.
 - Hollow core doors are acceptable at senior properties.
- Rehab:
 - Replace doors in-kind (hollow or solid core depending on tenancy type), unless resident damage warrants upgrade to solid core.

UNIT ENTRY INTERIOR DOORS

- Preferred: Jeld-Wen or Mohawk smooth core wood door.
 - Alternate: Six panel solid core wood door with paint finish. If replacing individual units, finish TBD by Property Manager.
- Corridor doors must have adjustable (knock down) frames for future adjustments.
- Doors must comply with fire rating required by code.
 - Fire rating information should be included in door label. Contact basisofdesign@poah.org with questions.
- All doors to have peephole. See Door Hardware section below.
- Clear width of a door opening must be 32 inches minimum to satisfy Fair Housing Act Regulations
 - 32" clear width is achieved with a 36" wide door
- Weatherstrip all unit entrance doors using:



Q-Lon

- Door Weatherstripping at Head + Jamb
- Polyethylene-clad Urethane Foam Secured to a PVC Carrier

Available at:
Conservation Mart



Pemko

- Door Weatherstripping at Sill
- 36" Fire-Rated Door Sweep Aluminum

Manufacturer Number:
307AV36



SAMPLE PRODUCT:

Jeld-Wen

- 1-3/4" Thick Flush Legacy Tru-Oak Solid Core Slab Door

Manufacturer Number:
984124

UNIT INTERIOR DOORS

BEDROOM:

- Preferred: Jeld-Wen or Mohawk 1-3/4" hinged solid core doors
- Clear width of a door opening must be 32 inches minimum to satisfy Fair Housing Act Regulations
 - 32" clear width is achieved with a 36 inch wide door

BATHROOM:

- Clear width of a door opening must be 32 inches minimum to satisfy Fair Housing Act Regulations
 - 32" clear width is achieved with a 36 inch wide door
- No raised threshold at bathroom doors. If possible, create a flush transition from hallway floor to bathroom floor

CLOSET:

- MAGIGLIDE Bifold Closet Door System
 - MAGIGLIDE Bi-Fold Closet Door is the ONLY bi-fold closet door available today that meets the HUD Specification for "Heavy Duty Bi-Fold Closet Doors."



SAMPLE BEDROOM/ BATHROOM PRODUCT:

Jeld-Wen

- 1-3/4" Thick Flush
Legacy Tru-Oak Solid
Core Slab Door

Manufacturer Number:
984124



SAMPLE CLOSET PRODUCT:

MAGIGLIDE

- Bi-Folding Closet Door
- Flat Panel
- Solid Core

DOOR ACCESSORIES

PEEP HOLES:

- To be provided at building entry doors and unit doors. Handicapped units shall be provided with two (2) peep holes, one at the regular height and one in accordance with the ADA standards.



SAMPLE PRODUCT:

HD Supply

- 190 Diameter Fire Rated Door Viewer
- Satin Chrome

Manufacturer Number:
874140

HARDWARE - GENERAL INFORMATION + REQUIRED DETAILS:

- All public, common area and handicap unit doors shall be equipped with lever type hardware or hardware that meets ADA/UFAS design standards
- Floor mounted door stops to be installed at all doors
- Finish: all hardware to be brushed aluminum, or satin chrome
- Anti-pick latches with single action lever
- Keying for common spaces and unit entries
- Key tree to be reviewed by POAHC
- No grand master key for dwelling units
- Include 4-5 cores as additional stock for unit entry doors to accommodate unit turns
- Site staff to use HandyTrac key control system
- Main building entries to be equipped with Knox Box rapid entry system for local fire department



HARDWARE - UNIT ENTRANCE (FROM EXTERIOR + FROM CORRIDOR):

- Doors shall be equipped with interlocking mortise lock sets. Operation of the lock set shall include to following features:
 - From exterior of unit entrance, key unlocks both dead latch and deadbolt
 - From interior of unit entrance, turning knob disengages both dead latch and deadbolt at the same time.

HARDWARE - UNIT BEDROOMS, CLOSETS, + PASSAGE DOORS:

- Use levered handles; no knobs
- No locks

HARDWARE - UNIT BATHROOM DOORS:

- Use levered handles; no knobs
- Required: lock with "pin-hole" reset

HARDWARE - UNIT MECHANICAL CLOSETS:

- Use levered handles; no knobs
- Required: lock with key for site personnel only
- Need to be secured and accessed by site personnel only



SAMPLE UNIT ENTRY PRODUCT:

Schlage

- Mortise Storeroom Lockset 06 Lever
- Interconnected Lock

Manufacturer Number:
L9080L 07A 626



SAMPLE BEDROOM, CLOSET, + PASSAGE DOOR PRODUCT:

Schlage

- Manhattan Passage Lever
- Satin Chrome

Manufacturer Number:
F10MNH



SAMPLE BATHROOM PRODUCT:

Schlage

- Manhattan Passage Lever
- Satin Chrome

Manufacturer Number:
F10MNH



SAMPLE MECHANICAL PRODUCT:

Schlage

- Manhattan Entry Lever
- Satin Chrome

Manufacturer Number:
F51MNH

ATTIC HATCHES:

- Access to attic areas for maintenance and/or inspection shall be outside of the dwelling unit, where possible.
 - If inside, access doors will be insulated and furnished with key locks and fire rated where required

STORM DOORS:

- Unit entrance doors, which open directly to the exterior of the building, shall be equipped with storm doors with screens
 - Storms and screens must be stored within the door and require no storage of panels during winter or summer
 - Preferred: Larson Duratech surface - window and screen



SAMPLE PRODUCT:

Larson

- Manhattan Passage Lever
- Satin Chrome

Manufacturer Number:
F10MNH