

Title: Exterior Window and Door Specifications

PURPOSE: What a Homeowner Needs to Know When Ordering New Windows or Doors
Beech Mountain Town Ordinance states that all windows and doors have to be rated at DP50

I. Who is Financial Responsibility to Replace Doors and Windows?

- a. It is the Homeowners financial responsibility to replace any doors and windows in their unit, including exterior doors.

II. Back Doors (Sliding Glass Doors)

a. Sliding Glass (Back) Door Specifications

- i. Most One Bedrooms has one (1) six foot door and one (1) eight foot door.
- ii. A Two Bedroom has one (1) eight foot door and two (2) six foot doors.
- iii. ***Be sure to have your door installer measure your door.***

b. What type of Back Doors Are Allowed

- i. Sliding Glass Doors with or without dual pane blinds



- ii. Patio/French Doors with or without dual pane blinds



c. Color on the Exterior Side of Back Door

- i. The doors must be brown on the outside. If ordering a wooden door, Holiday Beech Villas will provide the paint for the exterior part of the door. Patio doors may be ordered in factory brown from the supplier, or Holiday Beech will provide the paint to paint white doors. It is the Homeowner’s responsibility to have the door painted and the upkeep.

III. Front Door

a. Front Door Specifications

- i. The front door of all units is approximately 36” wide x 80” inches high
- ii. ***Be sure to have your door installer measure your door.***

b. What type of Front Door is Allowed

- i. You must have a 9 Lite top exterior door with a 2 panel bottom.



c. Color on the Exterior Side of Front Door

- i. A white door must be painted brown on the exterior. Holiday Beech will provide the paint. It is the Homeowner’s responsibility to have the door painted and the upkeep.

d. Where Can Exterior Door be Purchased

- i. Doors can be purchased at any building supply store but must meet the design criteria identified in III b.i.
- ii.

IV. Windows

a. Window Specifications

- i. Windows in all buildings are different sizes. ***Have your window installer measure the window to be sure you are getting the right sized window.***

b. What Type of Window Am I Allowed To Have

- i. All windows must be double- or single-hung
double-hung = when the top or the bottom of the window opens
single-hung = when only the bottom opens



c. Color on the Exterior Side of Windows

- j. The window must be brown on the outside. Factory brown windows may be ordered, or Holiday Beech will provide the paint. It is the Homeowner's responsibility to have the window painted and the upkeep.
- i. When replacing windows, it's recommended that the window sill also be replaced.

V. Storm Doors

- a. Storm doors must be brown on the outside.
- b. The storm door must be a glass/screen two panel door, with a solid panel on the bottom.



VI. Recommended Companies To Buy From

- a. Lowe's (828-897-8700)
- b. Miller Industries (828-264-8824)
- c. Pella Windows and Doors (828-265-8525)
- d. Window World of the Foothills
- e. Henson Building Materials