

Exterior Building Door Replacement Policy **01.83.16**

Description:

The purpose of the section is to highlight the current applicable UMCP Design Standards for the replacement of the existing exterior building entrance doors at historically applicable locations.

Related Sections:

- 08.10.00 – Doors and Frames
- 08.50.00 – Windows

Effective Date:

- July 10.2009

Applicable Standards:

- TBD

General Requirements:

1. Background:

- Building entry doors and their surrounds are an extremely important part of the overall aesthetic composition of any building. This is particularly important in conjunction with the historic heritage of the campus.
- Exterior doors and their sidelights need to remain true to that heritage whenever they are being replaced. Exterior building doors must always reflect and reinforce the architectural character of the building. The specific elements of a door's architectural detail are significant.
- This policy has been developed to facilitate a clear and consistent approach to replacing exterior doors on campus.

2. Procedure:

- When a department head wishes to replace an existing exterior door with one that is identical in material and architectural detail, it may be done without the approval of the Architectural Design Standards Board (ADSB).
 - Exceptions to this include: (List to be developed).
 - Exceptions must be presented to the Coordinator, ADSB for review (see the following section).
- When a department head wishes to replace an existing exterior door with a door that varies from the existing door in any way (e.g. materials, architectural details), the department head must first obtain the approval of the Coordinator, ADSB.
 - Depending on the nature of the door replacement proposed, the Coordinator, in consultation with the ADSB Chair, may:
 - reject the proposed replacement
 - approve the door replacement
 - determine that the proposed door replacement be reviewed by the ADSB.
- The following are examples of exterior replacement doors for which the Coordinator will require ADSB review:
 - a non ADA compliant door replaced with an ADA compliant door
 - a door without vision lites replaced with a door with vision lites
 - any door of a building facing McKeldin Mall, to include Main Administration Building, Lee Building, and the Mitchell Building.
 - Note: the list of doors that must be presented to the ADSB is subject to change...department heads should obtain current list from the Coordinator, ADSB.
- As guidance to department heads who wish to replace exterior doors, the Coordinator, ADSB maintains resource materials entitled: "Guidelines for Exterior Door Replacement".

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3. **General Guidelines:** Check with Coordinator, ADSB for current “guidelines” prior to proceeding:

- **Door Material**
 - Wood doors are preferred on buildings which face McKeldin Mall, to include Main Administration Building, Lee Building and Mitchell Building.
 - Other materials such as fiberglass or metal, proposed as wood door replacements, shall have the same architectural character and detail as the existing door and reflect and reinforce the aesthetic character of the building.
 - Doors (and corresponding hardware) shall be heavy-duty type, suitable for use as a building entrance.
- **Hardware**
 - **Material**
 - Brushed aluminum or stainless steel in lieu of painted or other material
 - Bronze may be used to replace already existing bronze materials
 - **Pulls**
 - Fixed pulls in lieu of levers/knobs; on double doors, locate on right-hand door (viewed from exterior).
 - **Automatic Operator**
 - On double doors, locate on right-hand door (viewed from exterior); door operator button shall be located on latch-side of automatic door; provide electrical disconnect at operator (for service).
- **Vision Lites (glass panels)**
 - Vision lites provide natural light to the interior of a building entrance and can facilitate the occupant’s sense of safety and security.
 - Replacement of raised panel doors with full-glazed doors is not acceptable.
 - Vision lites shall be the Simulated Divided Lites (SDL) type. The SDL shall consist of exterior and interior muntins and an interior spacer bar between insulated glass. Adhere the muntins to the glass with the manufacturer’s specified product.
 - Size of vision lites should be similar to the existing, raised panel door being replaced.
- **Accessibility (ADA)**
 - All buildings must be ADA accessible.
 - To the maximum extent practical, when replacing a building’s main entry door that is not ADA accessible, convert it into an ADA accessible entrance, complete with associated ramps and handrails.