

WINDOW GUARDS

GENERAL INFORMATION

1.1 Window guards fall into 4 general categories:

- a. Security - Exterior guards provided for ground level windows to prevent entry
- b. Retention - window stops to allow ventilation while preventing large objects from falling out of windows.
- c. Child protection guards - field installed guards required by NYC law for all common building areas, apartments with children under 10 Years old and apartments where residents request them. All window stops, limit devices and guards used for child protection must be approved by the NYCDOH and/or other agencies having jurisdiction, and be installed in compliance with their requirements.
- d. Fire escape / egress windows – only FDNY approved gates are to be installed on fire escape / egress windows.

1.2 Guards may not block any required means of egress.

1.3 CU space types fall into several categories:

- a. Undergraduate housing – inside of sleeping space
- b. Undergraduate housing – public and lounge areas
- c. Residential – inside of apartments
- d. Residential – public areas
- e. Academic / Administrative.

1.4 Within each space type, windows may be double hung, casement, sliders, or awning.

DESIGN REQUIREMENTS

2.1 As determined by Facilities Operation managers, unprotected windows except egress windows, regardless of space type, shall receive exterior metal security guards.

- a. Street facing – contact CU Exteriors Group for requirements
- b. Other – contact CU Exteriors Group for requirements
- c. Window opening will be modified to meet any Office of Disability Services approved modification.

2.2 Undergraduate housing

- a. Double hung – (top and bottom sash) 10" stops in sleeping areas, 8" stops in all other rooms, fixed with tamper-proof screw in track. Seasonal modification for accommodating window air conditioners is permitted and requires removal and replacement of stop.
- b. Sliders - 10" stops in sleeping areas, 8" stops in all other rooms, fixed with tamper-proof screw in track. Seasonal modification for accommodating window air conditioners is permitted and requires removal and replacement of stop.

- c. Awning - adjustable stop/chain set at 15 degrees for ventilation. Fixed with tamper-proof screw in track. Seasonal modification for accommodating window air conditioners is permitted and requires removal and replacement of stops.

2.3 Residential

a. *Public areas – NYDOH approved child guards required on all windows*

- 1) Double hung – (bottom sash only) Stops fixed with tamper-proof screw in track.
- 2) Casement - adjustable stop set for 4" ball requirement for ventilation. Fixed with tamper-proof screw in track. DOH approved chains are also acceptable.
- 3) Sliders – stops consisting of a solid metal block, measuring at least one half the depth of the window track and one half the width, securely fastened by two (2) screws into the bottom window track, and a solid metal block or an "L" shaped metal stop securely fastened by two (2) screws into the upper window track, to prevent the window from opening more than 4 ½", and optional window guard..

b. *Apartments*

- 1) Double hung – Tamper-proof stops and NYDOH approved window guard required in all apartments where children under 10 reside. Residents may also request Child protection guards from building superintendent.
- 2) Casement – Must be set to stop at a 4" maximum opening DOH approved chains are also acceptable. Required in all apartments where children under 10 reside. Residents may also request Child protection guards from building superintendent.
- 3) Sliders – stops consisting of a solid metal block, measuring at least one half the depth of the window track and one half the width, securely fastened by two (2) screws into the bottom window track, and a solid metal block or an "L" shaped metal stop securely fastened by two (2) screws into the upper window track, to prevent the window from opening more than 4 ½", and optional window guard. Required in all apartments where children under 10 reside.
- 4) Residents may also request Child protection guards from building superintendent

2.4 Academic / Administrative

a. *Public areas and Classrooms (unless used by children – contact Operations)*

- 1) Double hung - 6" stops adjusted with tamper-proof screw in track.
- 2) Casement - adjustable stop set for 6" ball requirement for ventilation. Fixed with tamper-proof screw in track.
- 3) Sliders - 6" stops fixed with tamper-proof screw in track.

b. *Offices*

- 1) Double hung - No stops.
- 2) Casement – No stops.
- 3) Sliders – No stops.

CONSTRUCTION REQUIREMENTS

3.1 Submit shop drawings as follows:

- a. Exterior guards – showing material, gauge, finish, tamper resistant attachment method.
- b. Retention stops – window details showing all window dimensions and accessories including insect screens and operating hardware, stop design, tamper resistant attachment method, intended field setting of stops stop fastening device.
- c. Child protection guards – Shop drawings not required. All guards must meet all NYDOH standards and be appropriately labeled.

3.2 Drilling into window frames for stop installation is to be done in a manner that minimizes damage to tracks and pans, and does not impact the operation of the sashes.

3.3 For all apartment window replacement projects, provide Child Protection Guard kits including guards, fasteners, instructions and tools for a pre-arranged quantity of windows (0 – 50%).

3.4 For all window guards provide attic stock of tamper resistant fasteners, and tools.

END OF SECTION