



STANDARD 11: DOORS; EXTERIOR

JUNE 1999

REVISED NOVEMBER 2003, RESOLUTION 01-03-152

REVISED FEBRUARY 2007, RESOLUTION 01-07-18

REVISED FEBRUARY 2008, RESOLUTION 01-08-18

REVISED AUGUST 2008, RESOLUTION 01-08-142

REVISED DECEMBER 2010, RESOLUTION 01-10-269

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57

REVISED JULY 2018, RESOLUTION 01-18-84

REVISED JUNE 2024, RESOLUTION 01-24-62

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

2.0 DOOR TYPES

2.1 All doors shall be of solid core 1-1/2" minimum thickness and rated for exterior use. Materials shall be of wood, fiberglass, steel, aluminum or vinyl clad composite.

2.2 Dutch doors, French doors, and double door conversions to single doors, with or without sidelights, are allowed in an area that faces into a patio or courtyard surrounded by walls, or is more than 25 feet away from other front doors.

2.3 Glass in entry doors and other modern designs may be allowed subject to Manor Alterations review for compliance with mutual architectural standards.

2.4 Security/screen door additions are acceptable. Finish to match main door.

3.0 DOOR HARDWARE

3.1 All door hardware to be rated for exterior use.

3.2 Hardware finish to match adjacent doors in the immediate community.

4.0 DOOR FINISH

4.1 Painted finishes of doors and trim to match the mutual approved paint schemes for building body, trim, or approved accent colors. A white finish is also an acceptable alternate.

4.2 Stained finishes must blend with or complement existing building trim.

5.0 APPLICATIONS

5.1 Recommended entry door openings shall be a minimum of 36 inches in width, but in no case shall be less than current building codes.

5.2 Door Opening Modifications

A. Existing double entry doors may be changed to a single-entry door with sidelights or vice versa within the existing door frame structure.

B. Any opening modifications that require the removal of the existing door framework – door jambs and header – will require the following:

1. A mutual consent with accompanying plans and details.

A. Significant modifications may require a variance, to be determined at the time of mutual consent submittal.

2. Plan review by the City of Laguna Woods Building Department to determine if interior drywall is being disturbed. Asbestos testing may subsequently be required.

5.3 Address letters shall be placed in plain view, minimum 4 inches in height, in a contrasting color to the door or the building and mounted to the side of or above the door.

5.4 Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the mutual, at the member's expense.

5.5 Member is responsible for all ongoing maintenance costs when doors or openings are changed by the member.

5.6 All new exterior door locations must exit on to a mutual approved patio or landing. Exiting on to common area is not allowed.