



Alexandria New and Replacement Window Performance Specifications in the Historic Districts

2/5/20

The material, form and design of windows on new construction, and replacement windows permitted on existing buildings pursuant to the BAR's *Policies for Administrative Approval for Windows*, must comply with the specifications below.

1. Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frame, rather than insert or pocket style replacements. Fiberglass windows, where permitted on Later buildings, may be insert type windows only if they have tight tolerances with minimal jamb widths and overlay panning.
2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions. Exterior trim on Early buildings may not be mitered at the corners.
3. Multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior of the glass, with spacer bars between the glass. These are typically referred to as Simulated Divided Light (SDL) sash.
4. Muntins (grids) must be sized appropriately and paintable. Putty profile muntins are preferred.
5. All glazing must be clear, non-reflective and without tint. Where double glazing is permitted, Low-E (low emissivity) glass is encouraged for energy conservation. Low-E 272 glass generally meets these requirements.
6. The vinyl weatherstrip portion of the wood window jambs should be minimally visible.
7. The applicant must submit complete window manufacturer technical specification sheets or "cut sheets" to BAR staff to confirm compliance with these specifications. All window replacements in the historic districts, except sash kits, also require a building permit from Code Administration.

For help, contact BAR staff at preservation@alexandriava.gov or 703-746-3833.