

Springerbaai Report No 2 – ALUMINIUM FRAMES

October 2018

Proposal for the introduction of coated Aluminium sections as an alternative to timber for doors & windows.

Current Architectural & Building Regulation clauses state the following:

7.6.6 Acceptable window materials are hardwood which is sealed, varnished or oiled, with the natural colour to be retained. Aluminium windows and frames are not allowed. Bright primary colours and colour washes may not be used externally.

7.7.4 Acceptable door and gate materials are hardwood sealed, varnished or oiled with the natural colour to be retained, as for windows. External aluminium doors and door frames are not allowed.

7.7.5 Garage doors must be maximum 2,4m wide and 2,3m high, and in timber only. Standard horizontal, vertical or chevron planking patterns are permitted. Galvanized steel or aluminium doors and roll-up doors are not allowed. This applies to single as well as double garages. No double-width garage doors will be permitted – only single doors.

The purpose for introducing an alternative to timber windows & doors in the harsh coastal climate & environment of Springerbaai is primarily to provide a material that offers better exclusion of the elements, namely water & air and that also requires minimal ongoing maintenance.

Powder Coating gives one of the most economical, longest lasting, and most color-durable quality finishes available on virtually any type of metal. Powder coated surfaces are more resistant to chipping, scratching, fading, and wearing than other finishes.

The vast range of colours & textures available for the coating of aluminium sections allows the opportunity to select & prescribe a coating that resembles typical treated wood window & door sections.

The examples below illustrate this:

Example 1



Homeowners who prefer to use coated aluminium windows or doors in new homes or wish to replace their existing windows would however require to comply with the following prerequisites:

1. Choice of timber coloured coating to all sections to be approved by the BAC by providing a suitable sample before windows are manufactured.
2. Where existing windows or doors are to be replaced with coated aluminium sections, the closest colour match to existing remaining windows/doors must similarly be approved.
3. The design/shape/extent of doors & windows will remain as per the current A & B Regulations under Items 7.6 & 7.7 and must therefore accordingly be approved by the BAC.

In this regard typical section sizes (overall frame/rail/stile/bead dimensions) are to match typical timber section dimensions in order to provide a similar appearance to existing timber doors & windows built into existing houses.

This proposal will not only improve the livability of houses due to improved weather tightness & security offered by aluminium window & door technology but will also impact favourably on house values.

Example 2: A coated aluminium frame section positioned alongside a typical timber window frame

Example 2

