

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Headline: “In’s and Out’s” of Double-pane glass

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In the old days, when the neighborhood baseball game resulted in an errant homerun ball and caused a window to break, we would straight forwardly cut and replace the glass pane as needed on site, right then and there.

Nowadays, things a little different. Insulated or double pane glass (commonly referred to as a sealed unit) may be found in most residential and commercial construction. It is required by the building codes in many areas as a means of conserving energy, which when you think about it makes a lot of sense because single pane glass has virtually no insulating value.

What is a sealed unit?

Sealed units are comprised of two panes of glass that are separated by a space (space bar) which is sealed therefore restricting the movement of outside air into the space (dead air space).

The space itself can be filled with dehydrated air, or with a special gas. The type of glass, spacer or gas used will determine the overall insulating efficiency and total cost.

Replacement procedure

The replacement procedures are much the same as with single glass however sealed units are manufactured in a factory and require a pristine environment to ensure a clean, quality product. The question arises as to what to do when insulated glass is broken, cloudy or “fogs up” between the panes – i.e. what are your repair options?

Unfortunately, there is no repair for clouded insulated glass. When the seal around the perimeter of the two panes fails - not if, but when, because they all do - moisture enters the gap and condenses on the inside of the glass, giving it a foggy appearance. The only repair is replacement of the panel.

Rather than replace of the entire window (glass, hardware, frame etc.) in many cases all that is necessary is to replace the individual glass panel (sealed unit).

Timeframe, warranties and costs

From the point when the new window is measured, to actual replacement installation, it usually takes approximately 3-5 working days. This varies with the type of glass selected and other mitigating circumstances that may unexpectedly arise.

Generally, the manufacturers’ have a standard 5-year warranty against failure, however, some may offer an optional 10 year warranty with an additional premium. Incidences of failure are extremely rare for warranty, but should it occur, our suppliers are reputable, resulting from our long-standing 20-year relationship.

If you are considering window repairs, and your budget allows, it’s best to have as many windows as possible replaced at one time or try to combine it with other related repairs such as part replacement. i.e. rokers, hinges, handles, weather-stripping, locks or window tinting.

Please do not hesitate to call us for an estimate or advice and don’t forget to identify yourself as a CHOA member for further consideration. Action Glass may be contacted by calling the office at 604-525-5365.

For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

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