

PALINGGAT OORD	DOC No	POL-019
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	DATE	04/02/21
PORCH WINDOWS POLICY		

Definition: A porch is a weather protection over the front doorway attached to the lining unit

When amendments are made to the structure of homes and porches at Palinggat, such amendments must be approved by the Board of Trustees. It also includes tiling and blinds.

The conditions for closing porches with glass windows are as follows:

- It must be aesthetically acceptable and only two of the three sides may be closed. It may not be used as an additional room.
- A complete sketch must be sent to the Resort Manager with a written application for submission to the Board of Trustees.
- Sliding aluminium or opening windows may be used and the aluminium frame should be bronze in colour and be safety glass.
- The aluminium frame should rest on a plastered brick wall that is no lower than 600mm and no higher than 800mm. This wall should be painted the same colour as the surrounding houses.
- Barge boards and fascia of appropriate size to be added if not already fitted.
- The porch wall must be on a foundation that complies with building regulations.
- Pillars must be of treated wood and comply with SABS standards and be painted with Mahogany colour exterior wood sealer. Stone pillars may only be used if the due porch roof structure is required.
- All roof heights must comply with building regulations.
- No temporary construction, including roll blinds, may be placed in the open side of the veranda, even if only temporarily.
- Any kind and colour of blind can be fitted inside the front of the window.
- No curtains may hang in front of porch windows.

If the porch is completely enclosed (all four sides), the porch must be surveyed by a surveyor and registered with the Deeds Office and will serve as floor area.

Upon completion of the porch windows the Resort Manager must be notified so that he can inspect to determine if the conditions have been met.

REV N°.	STATUS / CHANGE	DATE
1	Definition added <ul style="list-style-type: none"> • Stone pillars may only be used if the due porch roof structure is required. Removed as it does not make sense • Barge Boards and fascia requirement added 	23/09/21