

Architectural Committee Suggestions

Building and maintaining a home in the ocean atmosphere poses special problems due to salt air and wind-driven rain. The following suggestions from the Architectural Committee reflect long experience with coastal conditions and situations that frequently arise.

When choosing a contractor, look for a company that is local and familiar with coastal conditions. Low bids from 'valley' builders often reflect the use of materials that do not stand up to our weather, i.e. galvanized nails/fasteners or powder-coated steel railings.

Stainless steel and copper are the only metals that will hold up in the salt-air. Use these metals for nails/staples/screws for any exterior fastenings, including roofs, or other metal elements such as gutters, chimneys, flue caps, or flashings.

Aluminum gutters may hold up reasonably well if they are of high quality, but may need to be replaced more often. High-quality plastics can be used for gutters or other elements, but colors are limited. Low-quality vinyl is thin, will dent, and may discolor.

Roof ventilators should be of high quality so they can withstand heavy wind-driven rain.

Decks should be placed on the south side of the building, as our prevailing winds in the summer are from the north. The exception is when narrow decks are built to expedite frequent window washing, necessitated by salt deposits on the glass. Deck structures should be isolated from buildings so any rot from old wood will not spread to the home structure.

Plywood panels, simulated to look like board and batten siding, are discouraged.

Exterior light fixture coverings should ideally be constructed of wood. Cast aluminum or plastic may be used, but will need to be replaced more often. All exterior lighting must be approved by the Architectural Committee, and be Dark Sky compliant and be screened from the view of neighbors, roads, and public spaces.

Meter box covers can be made, and will be more attractive than metal. Stainless boxes are available, but will still rust, albeit more slowly than standard steel boxes.

Enclosed garages are more useful than carports. Garages with doors that open facing south will tend to collect debris during winter storms.

Winter storms from the south are a challenge to southern walls, windows, and doorways.

Adequate drainage is necessary in this climate. Changes to drainage patterns must be pre-approved. We encourage permeable surfaces when possible, such as pavers.

Firewood is best kept inside the garage, with a gap between the wood and walls. Exterior woodpiles should not touch the home, or be visible to the street or neighbors.

Windows should be of the highest possible quality, hardware corrosion resistant, and warranties should be thoroughly examined. Some warranties exclude coastal installations. Ascertain that there is a local company authorized to do repairs and replacements.