Currently in the Community, there is a problem with some storm doors hitting the surface of the patio during winter months preventing the door from opening fully. The condition is often worsened by an accumulation of ice and snow on the patio surface. To help in the winter, our snow removal contractor shovels the walks and area outside the front doors and the Condominium Association can provide ice-melt when requested.

In the past, the Association has attempted to assist owners by removing the poured concrete pad immediately outside of the door and replacing it with paver stones set in a sand bed. Unfortunately, this has proven to be ineffective in solving the problem with the storm doors. In fact, several Condos were forced to have had their new pavers reset even lower to no avail. Lowering them again would cause rainwater and ice melt to flow toward the door and foundation, causing even more problems.

After much discussion among the Board members and consultations with building contractors and finally our attorney, we have come to the conclusion that the problem is not with the patio but rather with an improperly installed or sized screen door. The door is installed too low to allow proper clearance over the patio when opened.

There are two possible solutions.



The first involves raising the U-Channel Door Sweep and Flexible Weather Stripping on the bottom of the door. It looks like this. Most are White and are attached with screws allowing vertical adjustment. By raising this channel, there should be sufficient clearance to clear the patio when the door opens.

Admittedly, the Front Doors on our Condos were framed in by the builder to allow for easy handicapped access over a minimum height threshold. But storm doors were never installed by the builders and the height of the threshold above the exterior patio is minimal, sometimes causing problems when an Owner installs a patio door.

Raising the U-Channel may require the installation of a hardwood Striker Bar on the existing aluminum threshold as shown below so that the door sweep will then have something against which to close. The addition of this wood Striker Bar is a relatively minor modification to accommodate the raised U-Channel. The door would then close against the vertical side of the Striker Bar rather than the horizontal surface of the aluminum threshold plate.



An alternate solution: In the event there is insufficient vertical adjustment available for the U-Channel to be raised to clear the patio, another solution would be to install a new, shorter replacement Storm Door along with a Striker Bar to seal the bottom of the new storm door.

In accordance with our Declaration and By-Laws, and after consultation with our attorney, it has been determined that the costs of any remedy to this problem with a storm Door is the Owner's responsibility. We have consulted with BTR Construction (419) 559-1004 and Brian Rietzke can be available to fix the problem along the lines of the above solutions.