

## Best Practice – Door Repair or Replacement

**Date:** Revised May 2020

**Subject:** Door Repair or Replacement

**Problem or Question:** We have encountered doors in such poor condition that they permitted significant air infiltration into the home. How can I address it, especially when the door is in very poor condition? Can I replace or repair the door when the door is in such poor condition that it is allowing major air infiltration, allowing pests into the house, or cannot be locked securely?

### **Discussion:**

When assessing the doors of a dwelling unit, Subrecipients should consider the following:

- DOE, DOE/LIHEAP, or LIHEAP only programs guidelines can have different allowable repair/replacement guidelines
- Replacement should be considered when the door slab is damaged beyond repair and to the point of allowing air infiltration through the door slab itself.
- Components of the door which clearly allow for air infiltration, such as weather stripping, thresholds, hinges, striker plates, and broken door frames, should be considered as an infiltration measures.
- Clear photographic & written documentation of the defective items or aspects of the door should be obtained and placed in the client file to validate repair/replacement actions.
- Visual appearance (aesthetics) or customer desire are not a valid reasons to authorize door replacement.

### For LIHEAP Only units:

- Door Repair is allowable as part of either air infiltration costs or the \$500 miscellaneous repair costs as provided in the LIHEAP Priority List. Repairs could include weather-stripping, patching holes in the door (like a wall patch), adjusting the door frame/strike plate/deadbolt to allow for proper closure, etc.
- Door Replacement is also an option as a Secondary Measure on the Priority List. If the door is structurally unsound or unable to be repaired, then it may be replaced. Remember, prior to replacing the door, all the Major Measures on the Priority List will need to have been evaluated and properly addressed and you must receive written Department approval for the replacement.

### For DOE units:

- Door Repair can be allowable as part of either air infiltration costs or as an incidental repair measure costs (IRM), however must be cost justified by the WA 8.9 (NEAT/MHEA) energy audit.
  - Air infiltration related repair measures such as weather-stripping, patching holes in the door (like a wall patch), adjusting the door/strike plate/deadbolt to allow for proper closure/sealing, etc. should be included in the air infiltration cost and must have a SIR of 1.0 or greater to allow for installation.
  - Incidental repair measures related to doors are only allowable to preserve the integrity of an associated energy conservation measure (ECM) and must meet the guidance outlaid in WPN 19-5. IRM cost must be included in the whole house SIR calculation and the whole house SIR must have a SIR of 1.0 or greater.

- Door Replacement can potentially be allowed, as either as an energy conservation measure (ECM) or as an incidental repair measure (IRM), however must be cost justified by the WA 8.9 (NEAT/MHEA) energy audit. All door replacements must first be modeled and treated as ECM(s) if cost justified.
  - ECM replacement of a door is an energy conservation measure option provided within the NEAT/MHEA energy audit. If a door is properly modeled and ranks in the Recommended Measures Report with an SIR of 1.0 or greater, you may proceed with the replacement. Major factors for ranking door replacements in the energy audit are: leakiness, door type, orientation, and installation cost. As a reminder, according to WPN 19-4 Attachment 9, door replacements have an expected measure lifetime of 20 years, so make sure your audit libraries have accurate lifetime expectancies, as that will impact SIR rankings.
  - IRM replacement of a door is only allowed to preserve the integrity of an associated ECM(s) and must meet the guidance outlined in WPN 19-5. IRM cost must be included in the whole house SIR calculation and the whole house SIR must have a SIR of 1.0 or greater.

**Note**-Door replacement is **not allowed** as a Health & Safety or Air Sealing measure.

For DOE & LIHEAP leveraged units: Since DOE funds are involved, we must follow the DOE guidance above. DOE or LIHEAP funds can be used to pay for the repair or replacement.

**Recommendation Summary:** Utilizing either the Priority List or WA 8.9 energy audit, doors can often be repaired/replaced, however each program has different guidelines and it is imperative that we pay close attention to the details to ensure of program compliance. Please contact Department Training Staff to assist if you are experiencing difficulties determining allowable methods to address door concerns, have question related to the priority list for LIHEAP units, or need assistance in energy audit modeling of doors for DOE/DOE-LIHEAP leveraged units.