



How to Specify Fairview Warranties

A Practical How-To Guide for Architects



Who this guide is for

This guide is for architects and specifiers preparing exterior wall panel specifications who want **clear, enforceable warranty language**—without rewriting their specs or creating coordination headaches.

It shows **exactly where and how** to include Fairview warranty requirements so they are:

- Easy for contractors to find
- Clear for owners to understand
- Difficult for non-equivalent substitutions to meet

What problem this solves

Exterior panel warranties are often:

- Buried in product data
- Prorated or finish-only
- Excluded in coastal or high-corrosion environments
- Limited to material credit instead of repair or replacement

Fairview warranties are structured differently. When they are **properly referenced in the specification**, they:

- Reduce lifecycle risk for the owner
- Eliminate ambiguity during bid and submittals
- Help avoid post-construction disputes

This guide shows how to lock those benefits into the spec—cleanly and defensibly.

Step 1: Choose the correct spec section

Use the section that corresponds to the panel type:

- **Vitrabond**[®] → *Section 07 42 13 – Metal Composite Material Wall Panels*
- **Vitraplate**[®] → *Section 07 42 13 – Metal Plate Wall Panels*

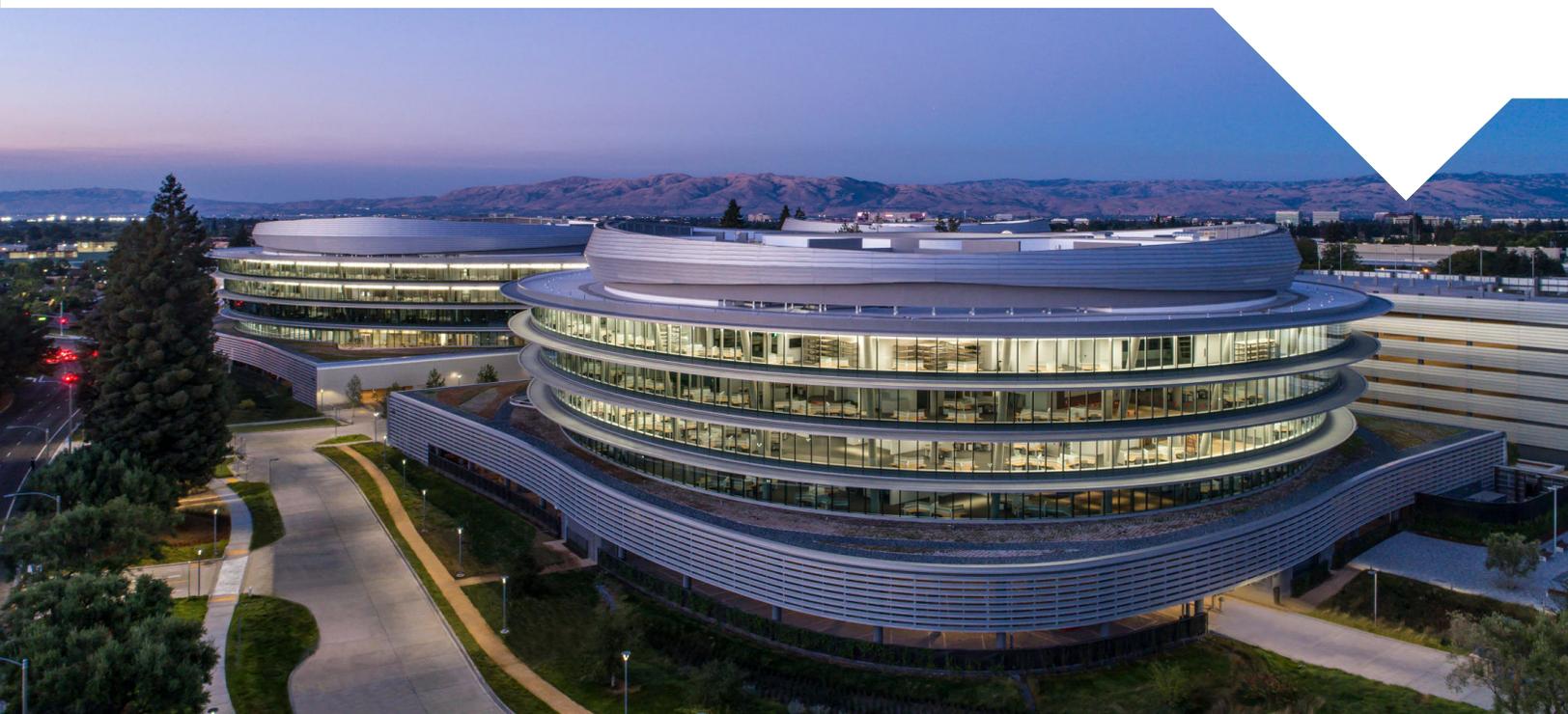
Pro Tip: Warranty language should live in the panel material spec section itself, not only in Division 01.

Step 2: Navigate to Part 2 - Products

Within the panel section, scroll to **PART 2 – PRODUCTS**.

This is the preferred location for warranty requirements because:

- Sub-Contractors pay most attention to this area.
- Contractors read it before pricing
- Substitutions are evaluated against it



Step 3: Insert the Warranty Requirements language

Under **PRODUCTS**, add a new subsection titled:

WARRANTY REQUIREMENTS

Then insert the approved warranty language provided by Fairview.

This language establishes:

- Non-prorated coverage
- Transferability to future owners
- In-situ repair or replacement
- Coastal and high-corrosion exposure coverage
- Alignment with AAMA 2605

Warranty Requirements:

Provide manufacturer's written, non-prorated, transferable warranty covering both product (where applicable) and finish performance for exterior wall panel materials, including exposure to coastal and high-corrosion environments, subject to published conditions.

Warranty shall include:

1. Non-prorated coverage for the full warranty term.
2. In-situ repair or replacement of defective materials, without requiring removal of adjacent panels.
3. Transferability to subsequent building owners, subject to manufacturer procedures.
4. Coverage for color fade, chalking, blistering, flaking, peeling, and delamination (for aluminum composite materials), in accordance with AAMA 2605.
5. Warranty applicability contingent upon compliance with manufacturer's installation, handling, cleaning, and maintenance requirements.

Prorated warranties, limited repair-only warranties, warranties excluding coastal environments, or warranties requiring removal of adjacent panels for replacement shall not be acceptable.

Step 4: Why this language matters

By placing warranty requirements in the specification (not just brochures), you ensure that:

- All bidders price the **same warranty standard**
- Substitutions must prove **equal warranty terms**, not just similar materials
- Owners receive enforceable, project-specific warranty coverage

This approach mirrors best practices used by leading architects and specifiers across North America.

Step 5: Accessory Product notes (important)

Flashing Material (Edgeline®)

- Be sure your flashing has the same high quality finish, to avoid premature color fade.
- Many subcontractors try to use inferior grade flashing.
- This simple add can save a lot of surprises at project closeout.

Warranty: Flashing Material shall carry the same finish warranty as Composite Metal Panels.



Step 6: Managing substitutions

When warranty requirements are clearly stated, substitution requests must demonstrate:

- Non-prorated coverage for the full term
- Transferability
- Coastal exposure inclusion
- In-situ repair or replacement for both product and finish failures (not material credit only, and not for finish failures only)

Many alternative products fail at least one of these criteria.

Result: Fewer substitution requests, and faster reviews when they do occur.

Step 7: Coordinating with the Owner

Including strong warranty language helps owners by:

- Reducing long-term façade risk
- Preserving resale value through transferable warranties
- Avoiding unexpected repair costs

You may wish to:

- Highlight warranty duration during owner presentations
- Reference the warranty again in closeout requirements

Common questions

Q: Does this make the spec proprietary?

No. The language is performance-based. It simply requires that any proposed product meet the same warranty standard.

Q: Will this trigger value-engineering pushback?

Typically no. Warranty clarity often reduces VE discussions by eliminating uncertainty.

Q: Can this be used on coastal projects?

Yes. The language explicitly allows for coastal environments, subject to conditions.

Need help?

Fairview can assist with:

- Editing project-specific specifications
- Reviewing substitution requests
- Providing warranty certificates for closeout

Download Bullet-Proof Spec Templates 

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