Division of Fire Safety
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Department of Public Safety

July 9, 2014

Kacie Badger
1163 Decker Road
Milton, VT 05468

Re: Window Variance Request
Location: 11 Cherry Tree Court, St. Albans, VT
Site# 92974

Dear Ms. Badger,

I am in receipt of a variance request to allow the double hung windows to remain in use. The current clear opening dimensions for the existing double hung windows now measures 27.875 inches in width and 20.875 inches in height with a clear window opening of 4.0 square feet.

Under the provisions of the amended 2012 Vermont Fire & Building Safety Code, Section 8, a variance may be granted when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

Code Requirement: The minimum **"net clear opening of egress windows must be 5.7 square feet,"** and the sill height must be not more than 44 inches above the floor. The minimum net clear opening height is 24 inches and the minimum net clear opening width is 20 inches, with a total net opening of 820 square inches. When using a double hung window, the 5.7 square feet of open-able area must be in the bottom sash only. 2012 NFPA 101 24.2.

Considering the overall dimensions of the windows and that there are electric with battery back-up photo-electric smoke detectors on all levels and outside of all sleeping areas and the units have electric with battery back-up carbon monoxide detectors, this variance request is **GRANTED** providing that electric with battery backup photoelectric smoke detectors are installed in each bedroom if not already provided. These detectors do not have to be interconnected.

Additionally there has been a code change on the location of smoke detectors. Section 101:31.3.4.5.4 of the 2012 Vermont Building & Fire Safety Code now states: "Smoke alarms required by 31.3.4.5.3 of the 2012 Life Safety Code shall be installed in all sleeping rooms by 11/1/2015 at which time all smoke alarms must be electrically wired with battery backup".

If you have any question, please contact me at 879-2302.

Respectively,

Joseph Benard, CFI; CPE
Regional Manager
Division of Fire Safety
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