VERMONT

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Department of Public Safety

October 20, 2014

Mary Keating
15 Fox Run Road
Essex Jct, VT 05452

Re: Window Variance Request
Location: 15 Fox Run Road, Essex Jct, VT
Site# 63684

Dear Ms. Keating,

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 slider window in the Back Bedroom measure 18.75 inches in width and 43.75 inches in height with a clear window opening of 5.7 square feet.

The current clear opening dimensions for the existing double hung windows in Front Bedroom measure 31.5 inches in width and 21.75 inches in height with a clear window opening of 4.8 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 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.

Respectively,

Joseph Benard, Deputy Director
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