



063-F005

BUILDING DESIGN

**ELLEN ALBRECHT**

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January 11, 2002

Mike Nugent  
Building Inspections Department  
City of Portland  
Room 315  
389 Congress Street  
Portland, ME 04101

Re: Orestis Residence  
95 Chadwick Street

Dear Mike,

After speaking with you on Friday, January 11, 2002 I am composing this letter to ask that you review the egress windows on the first floor of a single-family residence, owned by John C. Orestis. The proposed residence was built in the 1860's as a carriage house and is located in Portland's Western Promenade Historic District. We are asking for a waiver from the net clear opening of 5.7 sq. feet, as required by the NFPA Life and Fire Safety Code. The original Historic Preservation Application for a Certificate of Appropriateness was submitted on 4/1/01, along with 2 Floor Plans and 4 Elevations. At this time the 3 windows on the East Elevation were specified to be a 2'10" brick opening width. Jeffrey Harris, from the Historic Preservation Committee, reviewed the application on 6/14/01 and after several workshops, a Certificate of Appropriateness was issued on June 22, 2001. The windows as reviewed and installed are a Marvin Clad Ultimate Double Hung Window 2826, with a Frame Size of 2'-9 3/8" wide x 5'-0 3/8" high. I have attached a copy of the window size dimensions and the unit opening specifications from the Manufacturer, Marvin Windows, which shows that the windows net clear opening is 5.08 square feet, has a net clear opening height of 24.24", and a net clear opening width of 30.07". The bottom of the window is approx. 24" above the floor. The window specifications do meet the egress minimum dimensions for escape as required by the BOCA 99 code. The BOCA Section 1010.4 lists these as: a net clear opening of 24" high, and at least 20" wide, and for the sill to not be more than 44" above the floor.

The proposed First Floor bedroom is in a space that was being used previously as a Garage and the proposed residence will not only have the code required, hardwired Smoke Detectors, but also have hardwired Heat Detectors installed in the Garage, Laundry and Kitchen. The Heat Detectors will trip the alarm warning system in the house and also notify the Seacoast Security Office. Please give me a call if you need any further information and I will look forward to hearing from you. Thank you for your consideration in this matter.

Best regards,

A handwritten signature in cursive script, appearing to read "Ellen Albrecht".

Ellen S. Albrecht

Cc: John C. Orestis

# CLAD ULTIMATE DOUBLE HUNG

## BASIC UNIT ELEVATIONS

SCALE: 1/4" = 1' 0"



Mas. Opp.	1-9 7/8 (556)	2-1 7/8 (657)	2-5 7/8 (759)	2-7 7/8 (810)	2-9 7/8 (860)
Rgh. Opp.	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)
Frame Size	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (748)	2-7 3/8 (797)	2-9 3/8 (848)
Sash Opp.	1-8 (508)	2-0 (610)	2-4 (711)	2-6 (762)	2-8 (813)
Glass Size	16" (406)	20" (508)	24" (610)	26" (660)	28" (711)

<p>4-4 5/8 (1337) 4-4 7/8 (1343) 4-4 3/8 (1330) 4-2 (1270) 22" (559)</p>					
<p>4-8 5/8 (1438) 4-8 7/8 (1445) 4-8 3/8 (1432) 4-6 (1372) 24" (610)</p>					
<p>5-0 5/8 (1540) 5-0 7/8 (1546) 5-0 3/8 (1534) 4-10 (1473) 26" (660)</p>					
<p>5-4 5/8 (1641) 5-4 7/8 (1648) 5-4 3/8 (1635) 5-2 (1575) 28" (711)</p>					

# PRODUCT PERFORMANCE & INFORMATION



## UNIT OPENING & EGRESS INFORMATION

CLAD ULTIMATE DOUBLE HUNG							CLAD ULTIMATE DOUBLE HUNG						
UNIT NO	EGRESS OPENINGS				VENT OPG	SQ FT D.O	UNIT NO	EGRESS OPENINGS				VENT OPG	SQ FT D.O
	WIDTH	HEIGHT	SQ FT CLR OPG	FLOOR TO SILL HEIGHT				WIDTH	HEIGHT	SQ FT CLR OPG	FLOOR TO SILL HEIGHT		
CUDH1612	18 07	10 34	1 30	52 38	1 30	2 27	CUDH3012	32 07	10 34	2 30	52 38	2 30	4 40
CUDH1614	18 07	12 34	1 55	48 38	1 55	2 68	CUDH3014	32 07	12 34	2 75	48 38	2 75	5 20
CUDH1616	18 07	14 34	1 80	44 38	1 80	3 10	CUDH3016	32 07	14 34	3 19	44 38	3 19	6 00
CUDH1618	18 07	16 34	2 05	40 38	2 05	3 51	CUDH3018	32 07	16 34	3 64	40 38	3 64	6 81
CUDH1620	18 07	18 34	2 30	36 38	2 30	3 93	CUDH3020	32 07	18 34	4 08	36 38	4 08	7 61
CUDH1622	18 07	20 34	2 55	32 38	2 55	4 34	CUDH3022	32 07	20 34	4 53	32 38	4 53	8 41
CUDH1624	18 07	22 34	2 80	28 38	2 80	4 76	CUDH3024	32 07	22 34	4 98	28 38	4 98	9 22
CUDH1626	18 07	24 34	3 05	24 38	3 05	5 17	CUDH3026	32 07	24 34	5 42	24 38	5 42	10 02
CUDH1628	18 07	26 34	3 30	20 38	3 30	5 59	CUDH3028*	32 07	26 34	5 86	20 38	5 86	10 83
CUDH1630	18 07	28 34	3 56	16 38	3 56	6 00	CUDH3030*	32 07	28 34	6 31	16 38	6 31	11 63
CUDH1632	18 07	30 34	3 81	12 38	3 81	6 42	CUDH3032*	32 07	30 34	6 76	12 38	6 76	12 43
CUDH1634	18 07	32 34	4 06	8 38	4 06	6 83	CUDH3034*	32 07	32 34	7 20	8 38	7 20	13 24
CUDH1636	18 07	34 34	4 31	4 38	4 31	7 25	CUDH3036*	32 07	34 34	7 65	4 38	7 65	14 04
CUDH2012	22 07	10 34	1 58	52 38	1 58	2 88	CUDH3212	34 07	10 34	2 45	52 38	2 45	4 70
CUDH2014	22 07	12 34	1 89	48 38	1 89	3 40	CUDH3214	34 07	12 34	2 92	48 38	2 92	5 56
CUDH2016	22 07	14 34	2 20	44 38	2 20	3 93	CUDH3216	34 07	14 34	3 39	44 38	3 39	6 42
CUDH2018	22 07	16 34	2 50	40 38	2 50	4 45	CUDH3218	34 07	16 34	3 87	40 38	3 87	7 28
CUDH2020	22 07	18 34	2 81	36 38	2 81	4 98	CUDH3220	34 07	18 34	4 34	36 38	4 34	8 14
CUDH2022	22 07	20 34	3 12	32 38	3 12	5 51	CUDH3222	34 07	20 34	4 81	32 38	4 81	9 00
CUDH2024	22 07	22 34	3 42	28 38	3 42	6 03	CUDH3224	34 07	22 34	5 29	28 38	5 29	9 86
CUDH2026	22 07	24 34	3 73	24 38	3 73	6 56	CUDH3226*	34 07	24 34	5 76	24 38	5 76	10 72
CUDH2028	22 07	26 34	4 04	20 38	4 04	7 09	CUDH3228*	34 07	26 34	6 23	20 38	6 23	11 57
CUDH2030	22 07	28 34	4 34	16 38	4 34	7 81	CUDH3230*	34 07	28 34	6 71	16 38	6 71	12 43
CUDH2032	22 07	30 34	4 65	12 38	4 65	8 14	CUDH3232*	34 07	30 34	7 18	12 38	7 18	13 29
CUDH2034	22 07	32 34	4 96	8 38	4 96	8 66	CUDH3234*	34 07	32 34	7 65	8 38	7 65	14 15
CUDH2036	22 07	34 34	5 26	4 38	5 26	9 19	CUDH3236*	34 07	34 34	8 12	4 38	8 12	15 01
CUDH2412	26 07	10 34	1 87	52 38	1 87	3 48	CUDH3612	38 07	10 34	2 73	52 38	2 73	5 31
CUDH2414	26 07	12 34	2 23	48 38	2 23	4 12	CUDH3614	38 07	12 34	3 26	48 38	3 26	6 28
CUDH2416	26 07	14 34	2 59	44 38	2 59	4 76	CUDH3616	38 07	14 34	3 79	44 38	3 79	7 25
CUDH2418	26 07	16 34	2 96	40 38	2 96	5 40	CUDH3618	38 07	16 34	4 32	40 38	4 32	8 22
CUDH2420	26 07	18 34	3 32	36 38	3 32	6 03	CUDH3620	38 07	18 34	4 85	36 38	4 85	9 19
CUDH2422	26 07	20 34	3 68	32 38	3 68	6 67	CUDH3622	38 07	20 34	5 38	32 38	5 38	10 16
CUDH2424	26 07	22 34	4 04	28 38	4 04	7 31	CUDH3624	38 07	22 34	5 91	28 38	5 91	11 13
CUDH2426	26 07	24 34	4 41	24 38	4 41	7 94	CUDH3626*	38 07	24 34	6 43	24 38	6 43	12 10
CUDH2428	26 07	26 34	4 77	20 38	4 77	8 58	CUDH3628*	38 07	26 34	6 96	20 38	6 96	13 07
CUDH2430	26 07	28 34	5 13	16 38	5 13	9 22	CUDH3630*	38 07	28 34	7 49	16 38	7 49	14 04
CUDH2432	26 07	30 34	5 49	12 38	5 49	9 86	CUDH3632*	38 07	30 34	8 02	12 38	8 02	15 01
CUDH2434*	26 07	32 34	5 85	8 38	5 85	10 49	CUDH3634*	38 07	32 34	8 54	8 38	8 54	15 98
CUDH2436*	26 07	34 34	6 22	4 38	6 22	11 13	CUDH3636*	38 07	34 34	9 08	4 38	9 08	16 95
CUDH2612	28 07	10 34	2 02	52 38	2 02	3 79	CUDH4012	42 07	10 34	3 02	52 38	3 02	5 91
CUDH2614	28 07	12 34	2 41	48 38	2 41	4 48	CUDH4014	42 07	12 34	3 61	48 38	3 61	7 00
CUDH2616	28 07	14 34	2 80	44 38	2 80	5 17	CUDH4016	42 07	14 34	4 19	44 38	4 19	8 08
CUDH2618	28 07	16 34	3 19	40 38	3 19	5 87	CUDH4018	42 07	16 34	4 77	40 38	4 77	9 16
CUDH2620	28 07	18 34	3 58	36 38	3 58	6 56	CUDH4020	42 07	18 34	5 36	36 38	5 36	10 24
CUDH2622	28 07	20 34	3 96	32 38	3 96	7 25	CUDH4022	42 07	20 34	5 94	32 38	5 94	11 32
CUDH2624	28 07	22 34	4 35	28 38	4 35	7 94	CUDH4024	42 07	22 34	6 57	28 38	6 57	12 40
CUDH2626	28 07	24 34	4 74	24 38	4 74	8 64	CUDH4026*	42 07	24 34	7 11	24 38	7 11	13 49
CUDH2628	28 07	26 34	5 13	20 38	5 13	9 33	CUDH4028*	42 07	26 34	7 70	20 38	7 70	14 57
CUDH2630	28 07	28 34	5 52	16 38	5 52	10 02	CUDH4030*	42 07	28 34	8 28	16 38	8 28	15 65
CUDH2632*	28 07	30 34	5 91	12 38	5 91	10 72	CUDH4032*	42 07	30 34	8 86	12 38	8 86	16 73
CUDH2634*	28 07	32 34	6 30	8 38	6 30	11 41	CUDH4034*	42 07	32 34	9 45	8 38	9 45	17 81
CUDH2636*	28 07	34 34	6 69	4 38	6 69	12 10	CUDH4036*	42 07	34 34	10 03	4 38	10 03	18 89
CUDH2812	30 07	10 34	2 16	52 38	2 16	4 09							
CUDH2814	30 07	12 34	2 56	48 38	2 56	4 84							
CUDH2816	30 07	14 34	3 00	44 38	3 00	5 59							
CUDH2818	30 07	16 34	3 41	40 38	3 41	6 34							
CUDH2820	30 07	18 34	3 83	36 38	3 83	7 09							
CUDH2822	30 07	20 34	4 25	32 38	4 25	7 83							
CUDH2824	30 07	22 34	4 67	28 38	4 67	8 58							
CUDH2826	30 07	24 34	5 08	24 38	5 08	9 33							
CUDH2828	30 07	26 34	5 50	20 38	5 50	10 08							
CUDH2830*	30 07	28 34	5 92	16 38	5 92	10 83							
CUDH2832*	30 07	30 34	6 34	12 38	6 34	11 57							
CUDH2834*	30 07	32 34	6 75	8 38	6 75	12 32							
CUDH2836*	30 07	34 34	7 17	4 38	7 17	13 07							

NOTE: Floor to sill height is based on 6' - 10 1/4" from finished floor to rough opening header.

\* These windows meet National Egress Codes for fire evacuation. Local codes may differ.

### Section 809.4 of the BOCA Code/1978

**809.4 Emergency escape** Every sleeping room below the fourth (4th) story shall have at least one (1) operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height not more than forty-four (44) inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of five and seven tenths (5.7) square feet. The minimum net clear opening height dimension shall be twenty-four (24) inches. The minimum net clear opening width dimension shall be twenty (20) inches.

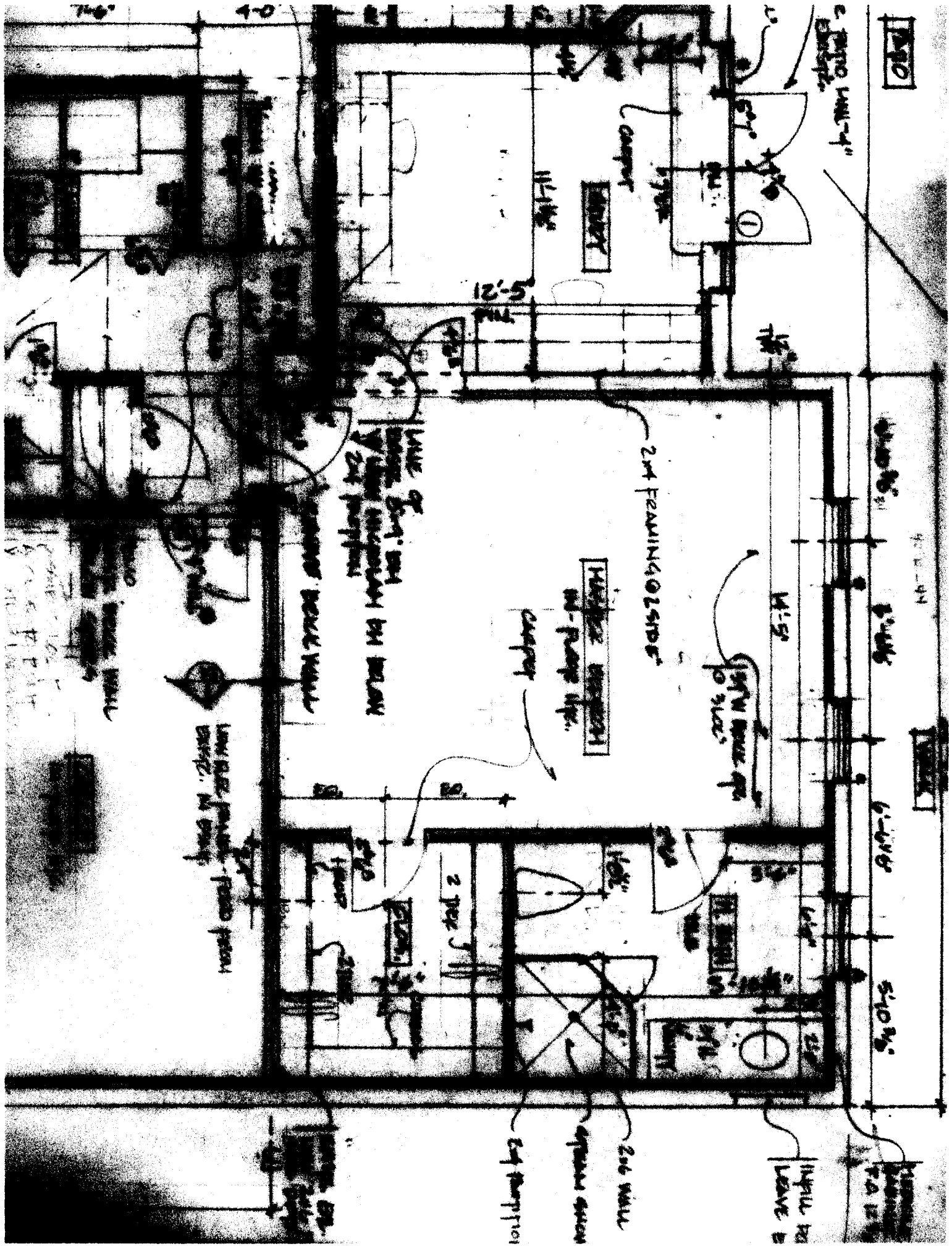
Bars, grills or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

Exception: Grade floor windows may have a minimum net clear opening of five (5) square feet.

Code restrictions may vary depending on your local building codes.

1000

2nd FLOOR WALL - 4"



2nd FLOORING 42 SIPS

REINFORCE CONCRETE  
W- FLOOR SIPS

WALL OF  
BRICK 6-8\"/>

CONCRETE BEAM WALL

LOW RISE FORMER FORMED CONCRETE  
CONCRETE W. WALL

W-50

6-10 W8

5-10 W8

WALL TO  
LEAVE B

2nd WALL

EXPOSED BRICK

CONCRETE

2' HIGH

1' HIGH

1' HIGH

1' HIGH

1' HIGH

1' HIGH

1' HIGH

1' HIGH

1' HIGH