

# Lamont Bros.

design & remodeling

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## Building Code Appeal for 7925 N Central St permit #: 2017-220678-000-00-RS – RECONSIDERATION

### Original Language:

1. Bedroom Egress Window
  - a. Code requirements: R310.1 Emergency Escape and Rescue Required
    - i. *“Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.”*
  - b. Intent of Code: The intent of the code is to provide a two safe egress routes for the occupants of a sleeping room.
  - c. Proposed Solution: allow emergency escape egress roof window with easily accessed ladder.
    - i. Request to be able to use an egress roof window with pull down ladder. Safety will be insured due to the fixed pull-down ladder and the proximity to the primary egress.
  - d. Reason for alternative:
    - i. In order to maximize the distance between the house and the ADU the owner desires to put the ADU at a zero setback to the back lot line. In order to do that, the bedroom must have an egress that is not through an egress window. Since R310.2.1 allows a ladder to provide for egress from a window well, we are requesting to be allowed to have a fixed pull-down ladder below a roof window to allow for egress.
  - e. See attached documentation:
    - i. Roof window spec
    - ii. Proposed ladder spec
    - iii. Proposed site plan and floor plan

### New Proposal

After discussion with the city official, it was suggested that we sprinkler the building. We propose a reconsideration to allow us to sprinkler the building with a permitted sprinkler system to allow for there to be no separate egress from the bedroom.