

CONSTRUCTION SERVICES STANDARD REPLACEMENT WINDOW SPECIFICATIONS

The following provides an overview of the MaineHousing specifications for new construction and replacement windows.

1. Window Standard:

MaineHousing Replacement and New Construction Energy Conservation Standards (these standards exceed MUBEC requirements).

Glazed Windows: Meet Energy Star (for Northern Climate) and NFRC rating performance requirements and have an Air Leakage rate (AL) of 0.30 or less
Ti Factor < 0.30, or
Ti Factor = 0.31 and SHGC > 0.35, or
Ti Factor = 0.32 and SHGC > 0.40

2. Screens shall be provided for all operable windows.
3. Insulation between window frame and stud wall frame shall be low expandable spray foam. Fiber batt allowed on a case by case basis only with MaineHousing approval.
4. Aluminum windows are strongly discouraged by MaineHousing and will be allowed on a case by case basis only.

Egress windows are required in every room used for sleeping purposes (bedrooms) on any floor and in basements with habitable space. (see Egress Window Standard on page 13) All windows installed shall meet NFPA 101 Life Safety Codes for size/opening compliance.

Existing Buildings Egress Requirements effective 11/1/2013:

Constructed post-1976 –

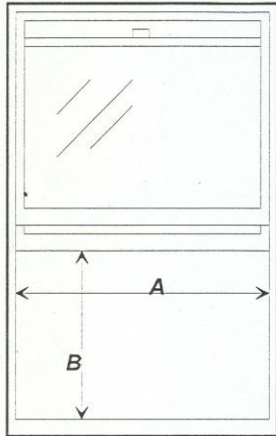
- Egress windows shall provide 5.7 sq ft of net clear opening with a minimum width of 20” and a minimum height of 24” and meet all the other requirements of egress windows in the NFPA 101 Life Safety Code.
- Any replacement windows shall be required to meet the net clear opening of 5.7 sq ft (measured with window in natural open position).

Constructed pre-1976 –

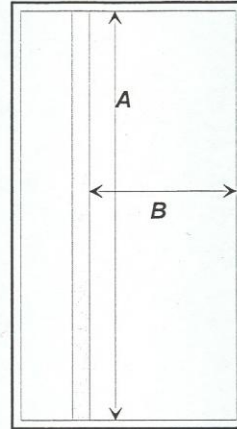
- Net clear opening must meet the minimum 20’ width and 24’ height with a total net clear opening of 3.3 sq ft (window must be wood or vinyl and overall window sash 5.0 sq ft) and meet all other requirements of egress windows as specified in NFPA 101 Life Safety Code.
- Any replacement window shall meet the requirements of existing windows and shall not reduce the existing net clear opening below the minimum requirements.

Existing windows previously approved will be allowed to continue in use.

THE EGRESS WINDOW



double-hung



casement

When the window is in the normal open position the opening must be at least 5.7 square feet in area.

A times B must equal at least 820.8 square inches.

The width of the opening must be at least 20 inches.

The height of the opening must be at least 24 inches.

20 x 24 only equals 480 square inches, not enough.

32 x 26 = 832 square inches. 832 divided by 144 equals 5.7777 square feet.

Seen and Agreed to:

Owner/Manager: _____ Date: _____

Contractor: _____ Date: _____