

**The Fire Code** requires that egress doors adhere to the following:

**1010.1.2 Door swing.** Egress doors shall be of the pivoted or side-hinged swinging type.

**1010.1.1 Size of doors.** Each door opening shall provide a minimum clear opening width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches.

**10 10.1.9 Door operations.** Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge.

**In conclusion; any residence in which the only egress path to the public way is through carport, cannot install a garage door unless a separate egress opening, door, or gate is provided.**

Glenn T. D'Auria

Business Assistance Unit

Tucson Fire Department 520-837-7108

**Painting for Garage Doors:** Due to the great variety of shades from weathering and tints on garage doors, the board is making an effort to get greater uniformity in the approved colors. So, before you paint, you must now use the Architectural Request Form available on the website: [belcorte.com](http://belcorte.com). We are requesting that you use Dunn and Edwards paint because the tint of each supplier is different. (Home Depot, Sherman Williams). We have reviewed the paint issues with Dunn and Edward's paint specialists at their store and with their liaison in a walk around Belcorte. For the best appearance: It is suggested that you use the flat for the exterior of the house. For the garage doors it is suggested that you use the "eggshell" is the best choice for sheen as it is durable and will wear well. For metal garagedoors the Evershield is a good choice, however Aristoshield is a better choice for metal doors and it will wear well.

This is better for the darker colors, is not too glossy nor does it look faded so quickly as does the flat. Regarding the quality level, the Spartashield will give the best results for the best price. The cost is approximately \$30.00 for a gallon. Dunn & Edwards has the paint colors and tints on their Belcorte business page with note also of the Belcorte discount. Note: These above suggestions are to give the homeowner the best value and reduce the frequency of painting garage doors.

# Belcorte Homeowners Association

Name: (Homeowner) \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Contractor's Name/Address: \_\_\_\_\_

Is contractor licensed in AZ? \_\_\_\_\_ License # \_\_\_\_\_ Bonded? \_\_\_\_\_ Company \_\_\_\_\_

Contractor Insured? \_\_\_\_\_ Insurance Company \_\_\_\_\_ Policy #: \_\_\_\_\_

**Garage Color:** (please circle one)

Cocoa Brown

Burnt Crimson

Midnight Haze

**If homeowner does the work, it must conform to specifications and pass City inspections. All work must be completed within 30 days**

Building permit approved and copy attached? \_\_\_\_\_

**Conversion Requirements:** Current height & width of carport may not be altered. Attach any approved architectural plans to this form. All construction is subject to the approval of the City of Tucson building inspector.

**Doors:** Only an embossed, steel, sectional overhead double garage door is to be installed (no window sections are permitted). The color is to be ONE of the approved colors listed above.

**Walls:** Any area on the front not covered by the garage door will have stucco finish painted to match the approved exterior color of the home. All open side of the carport will be totally enclosed and have a stucco finish painted to match the exterior color of the home. The rear of the carport may be enclosed partially or totally, finished with stucco and painted to match the exterior. Windows or openings are permitted in the rear wall and may be fitted with black wrought iron security bars if desired.

**Lights & Ventilation:** One (1) 2" wind turbine may be installed on the rear one-third of the garage roof for ventilation is desired. Skylights may be used on the roof for additional light as long as they are at least five feet (5') from the front edge of the roof. Neither should be prominently viewed from the street.

**Egress:** The City of Tucson Life Safety Codes requires an emergency egress gate from the rear yard to the street. If you do NOT have at least 36" for a separate egress to the street, other than through the garage, you will not be permitted to convert your carport to a garage.

**Usage:** Storage in garages is limited to motor vehicles, recreational vehicles and the City issued trash containers. Garage doors are to remain closed and no vehicles will be parked on the street on the street if the garage is not full of vehicles. Any and all variations/uses of the above must be submitted in writing to the Board of Directors prior to the start of a conversion.

The property owner, not Belcorte Homeowners Association will be responsible for any and all personal injury or property damage caused by this conversion. If any building codes are violated the owner is responsible for compliance corrections.

SIGNATURES OF OWNERS (S) if husband & wife both must sign:

\_\_\_\_\_ AND \_\_\_\_\_ Date \_\_\_\_\_

Approved/Denied By: \_\_\_\_\_ Title: \_\_\_\_\_ Date \_\_\_\_\_

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## Belcorte Homeowners Association, Inc.

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