From: Christoph Ibele
To: Dan Rieden
Cc: Nicole Fricke
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: HDC: 9710 & 9730 W Outer Dr
Date: Monday, November 8, 2021 4:40:08 PM

Hi Dan - please see updated description below:

Thanks,

Christoph Ibele
intotostudio.com
313-474-2758

On Mon, Nov 8, 2021 at 4:14 PM Christoph Ibele <christoph@intotostudio.com> wrote:

> Hi Dan,
>
> Here's an explanation of the tape system from our consultant. I'm also attaching a photo showing an example of a window where the tape has uncoiled out of the housing and is no longer functional. Most windows are not quite this bad, but the tapes are still corroded and/or bent, which as the consultant is noting, makes them very difficult to operate. In our opinion this is a quality of life issue for residents, and it's one of the reasons we're advocating for replacement. I'm also attaching a diagram which, although it's not an exact match of what we have, might help show the basic idea
>
> The tape balances were used in both the steel and wood double hung windows. Historically, they function similarly to traditional systems which used weights, pulley, and chain or rope balances. The tapes are steel approximately 3/8" to 1/2" width and are coiled in a steel housing to a coiled spring. It works similar to how a tape measure recoils. The housings are mounted in the head of the steel and wood windows. The steel windows have a two for each sash, the wood windows only have one per sash (this is unusual). The existing balance tapes are rusted and the exposed tapes are bent or crimmed to various degrees from use over the last 90 years. The windows do not operate easily moving up and down because of their condition. In searching the many sources we have for window parts, tape balances are available for some older windows, but I am unable to locate a source to match these. Because of the age of these windows components are not available to replace the basic components except the glass and glazing compound.
>
> Thanks,
>
> Christoph Ibele
> intotostudio.com
> 313-474-2758

On Fri, Nov 5, 2021 at 9:08 AM Christoph Ibele <christoph@intotostudio.com> wrote:

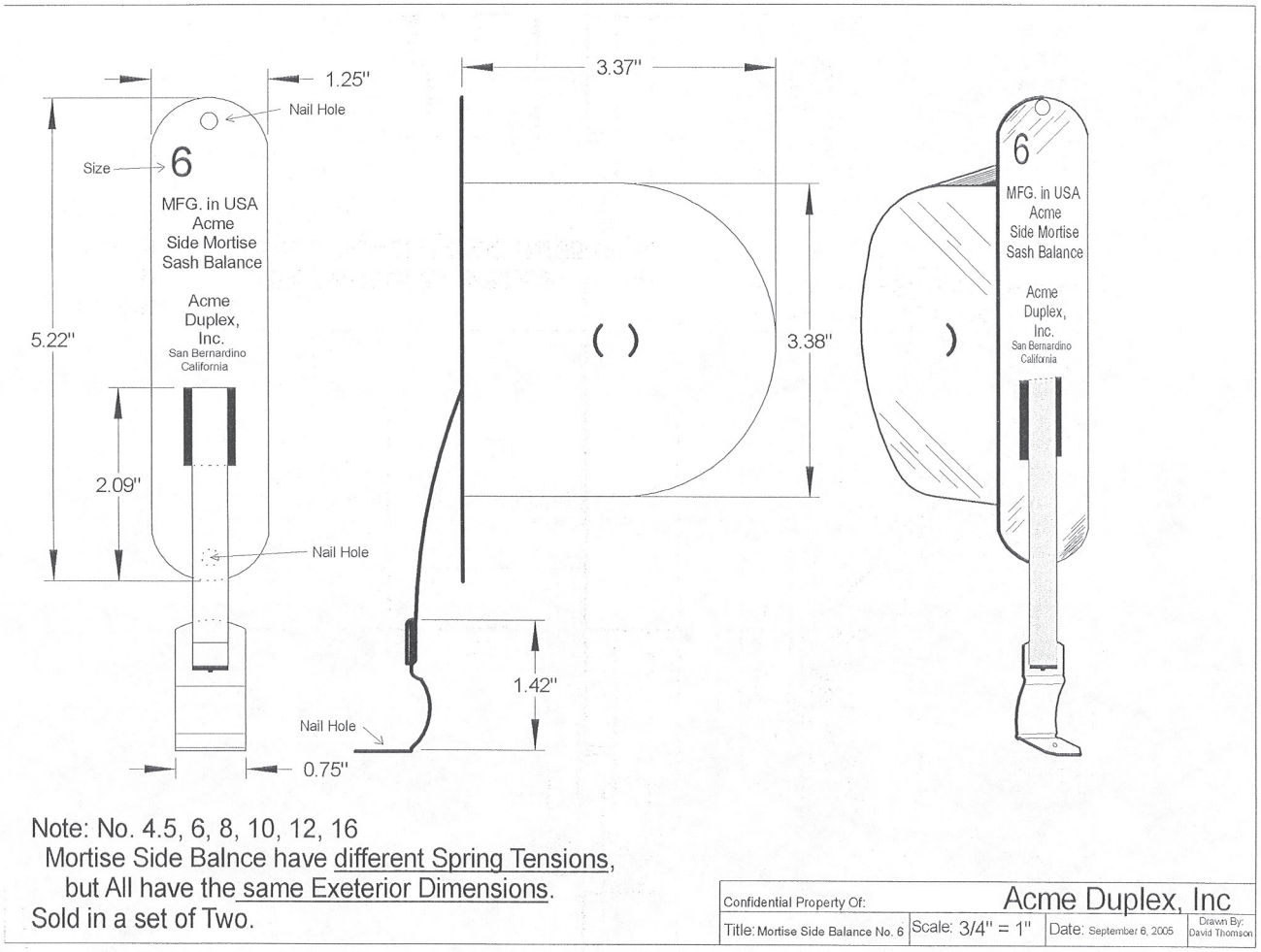
> Hello Dan,
>
> Thanks for following up - yes, I received your email and I'm working with our consultant to provide a better explanation of the tape system. I'll get back with you shortly

ACME® Side Mortise Tape Sash Balance

Assures precision window control and trouble-free operation. **ACME® Side Mortise Tape Sash Balances** are mortised into the window frames 2″ above the center check-rail on each side. Single installation for lighter windows consists of two balances (one for each sash), while double installations for heavier windows require four balances (two for each sash). Available in sizes weighing from 4½ to 32 lbs. (One tape per balance.)

Double Installation; Balance on both sides.
Recommended for sash weighing over 16 pounds.
Sash width: 36″ maximum. Sash height: 40″ maximum.

S4½	4½ lbs. per balance —sash weight of 8 to 9 lbs.
S6	6 lbs.per balance —sash weight of 10 to 12 lbs.
S8	8 lbs. per balance —sash weight of 13 to 16 lbs.
S10	10 lbs. per balance —sash weight of 17 to 20 lbs.
S12	12 lbs. per balance —sash weight of 21 to 24 lbs.
S14	14 lbs.per balance —sash weight of 24 to 28 lbs.
S16	16 lbs. per balance —sash weight of 29 to 32 lbs.



Note: No. 4.5, 6, 8, 10, 12, 16
Mortise Side Balnce have different Spring Tensions,
but All have the same Exeterior Dimensions.
Sold in a set of Two.

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Title: Mortise Side Balance No. 6	Scale: 3/4" = 1"	Date: September 6, 2005	Drawn By: David Thomson