



## WINDOW REPLACEMENT REQUIREMENTS

To clarify the minimum building code requirements when repairing or replacing windows in residential buildings.

### REQUIREMENTS

The California Residential Code (CRC), section R310 and R303 prescribes requirements for Emergency Escape Windows in all sleeping rooms below the 4<sup>th</sup> story and requirements for natural light and ventilation.

When replacing or modifying windows, a building permit **is required** since such work is not exempted by the California Residential Code.

### EXCEPTIONS

Repairs limited to replacement of glazing only **does not require** a building permit.

### THE REPLACEMENT OR MODIFICATION OF EXISTING WINDOWS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

Replacement of Entire Window (including window frame) with a new window.

- a. **Sleeping rooms** – All new work must comply with current code provisions for light and ventilation and new windows in sleeping rooms must comply with emergency exit requirements of CRC sec. R310 and R303
- b. **Rooms other than Sleeping Rooms** – New windows shall provide required light and ventilation as required by CRC sec. R303.

Window Inserts (where existing frame is left intact).

- a. **Sleeping rooms** – All new work must comply with current code provisions for light and ventilation and new windows in sleeping rooms must comply with emergency exit requirements of CRC sec. R310

**Note:** Where **existing** sleeping room windows do not comply with emergency escape window dimensions, insert windows that would result in non-complying dimensions **shall not** be used.

### Other Requirements

- a. Windows 5'-0" or less from a swimming pool, spa or hot tub that have a sill height of 60" or less **shall have** tempered glass.
- b. Glazing within 2' of a door where the sill height is 60" or less **shall be** tempered glass.
- c. Glazing where the bottom edge is less than 18" above an adjacent walking surface **shall be** tempered glass.

## PERMIT APPLICATION REQUIREMENTS

### Provide 2 sets of plans that include the following information:

- A detailed floor plan showing the use and interior dimensions of each room where a window replacement is proposed.
- The size and type (slider, casement, single hung, double hung etc.) of each window.
- Plans must show existing size and type as well as proposed size and type.**
- If applicable, show any pool, spa or hot tub on the site plan.
- Show location of smoke detectors on plans. Smoke detectors are required in each sleeping room, in hallways leading to sleeping rooms and at the top of stairways at each floor.
- All replacement and retrofit windows shall be dual glazed with a maximum U-factor of 0.3 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.23.

**Exceptions:** Maximum U-factor of 0.4 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.35 may be used when total replacement window area does not exceed 75 SQ FT.

- Smoke Detectors/Carbon Monoxide** When the valuation of an alteration (window replacement) to a Group R Occupancy exceeds \$1,000, smoke detectors & carbon monoxide detectors shall be installed in accordance with CRC sec. R314.2 & R315.2. This requires a separate form that must be signed by the **homeowner** prior to permit issuance.

## INSPECTION REQUIREMENTS

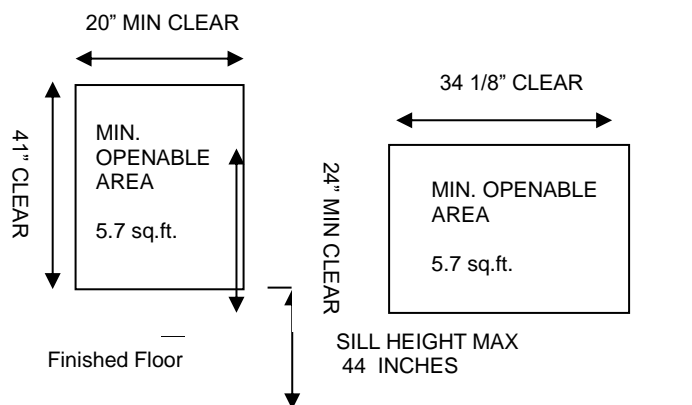
### Entire Window Replacement

1. Framing (if framing has been modified) and Flashing
2. Lath and Drywall
3. Final (after all work is complete)

### Window Inserts

1. Final (after all work is complete)

## MINIMUM SIZE WINDOWS FOR RESCUE/ESCAPE WINDOWS



\* THE NET CLEAR OPENING SHALL NOT BE LESS THAN 5.7 SQ.FT. (NOTE: GRADE LEVEL OPENINGS MAY BE MIN 5 SQ. FT.)

\* THE NET CLEAR OPENABLE HEIGHT SHALL BE A MINIMUM OF 24 INCHES.

\* THE NET CLEAR OPENABLE WIDTH SHALL BE A MINIMUM OF 20 INCHES.

\* NOTE: USING BOTH MINIMUM DIMENSIONS WILL NOT OBTAIN THE REQUIRED AREA.

\* THE LOWER EDGE OF THE WINDOW OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.