



Building Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4374

## ***2016 Window Replacement Requirements***

Replacing existing windows in existing houses requires a building permit whenever:

- The window frame is altered- Note: the window frame consists of the header, king stud, cripple stud, sill and associated supports, or....
- The existing flashing is altered; for example: when removing the nailing fin of an existing window, or.....
- The exterior wall finish is removed; for example: when stucco is removed in order to remove an existing window, or.....
- Any insert or retrofit windows...
- When the window replacement is part of a project at the house that requires a building permit. If the existing rough opening is not altered or enlarged, then the window need not be made to comply with current code requirements, provided the new assembly does not reduce the open able dimensions to less than that of the existing assembly or make the window more dangerous to the occupants. Escape or rescue windows should meet the minimum clear opening requirements per the 2016 California Residential Code. Safety glass, Title 24 energy compliance, light and ventilation requirements should also be considered.

Note: this does not include the replacement of glass panes, which do not require a permit.

***A pre-inspection will be required prior to removing the existing windows*** so that the Building Division can determine the existing window opening height and net opening area of the windows. A floor plan will be required clearly showing the window sizes. Smoke detectors and Carbon monoxide detectors are required to be installed throughout the house in accordance with California Residential Code section R314.3 and R315.1 if the valuation of the work is \$1,000 or more.

***Alterations:*** An alteration is where the opening is enlarged, reduced or created to install a window. A permit is required. Also see safety glazing below.

- A. Windows must comply with current State of California Energy Requirements; requiring a label indicating a U-value efficiency of at least 0.32 and SHGC of 0.25 and meet the mandatory requirements.

B. All bedroom windows will be required to meet all of the following current egress requirements:

- 1) 5.7 Sq. FT. (821sq. in.) of net clear opening;
- 2) A minimum clear vertical opening distance of 24 inches
- 3) A minimum clear horizontal opening distance of 20 inches (note a 24" by 20" opening will not meet the 5.7 sq. ft. minimum requirement)
- 4) Maximum finished opening height of 44 inches from the floor.
- 5) Every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

C. Smoke detectors and carbon monoxide detectors are required to be installed throughout the dwelling in accordance with CRC section R314.1 and R315.1 if the valuation of the work is \$1000.00 or more.

***Inspections:***

1. ***Rough inspection:*** When the windows are installed and all flashing and building paper in place.
2. ***Final inspection:*** When the project is completed.

**Safety Glazing** is required to be installed to CURRENT standards at all hazardous locations whether or not a permit is required. Any glass that is replaced, and if under the current code would require safety glazing, must have safety glazing installed. (CRC Chapter 3) -glass in egress/ingress doors, sliding glass doors, shower doors; glass enclosing shower, bath, hot tub or sauna where the bottom of the window is less than 60" above floor -glass with 24" arc of either door edge in a closed position where window is less than 60" above floor; within 5' of the water's edge of a pool or spa; within 5' of top or bottom of a stairway where window is less than 60" above floor and where a glass panel is >9sq.ft., and the bottom edge is <18" and the top edge is >36" above the walking surface.

***Mandatory measure requirements of the California Energy Code: 116-17:***

- 1) Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.
- 2) Manufactured windows have a label with certified U-value, and infiltration certification.
- 3) Exterior doors and windows weather stripped; all joints and penetrations caulked and sealed.

