



# WINDOW REPLACEMENT INFORMATION

**BUILDING SERVICES**

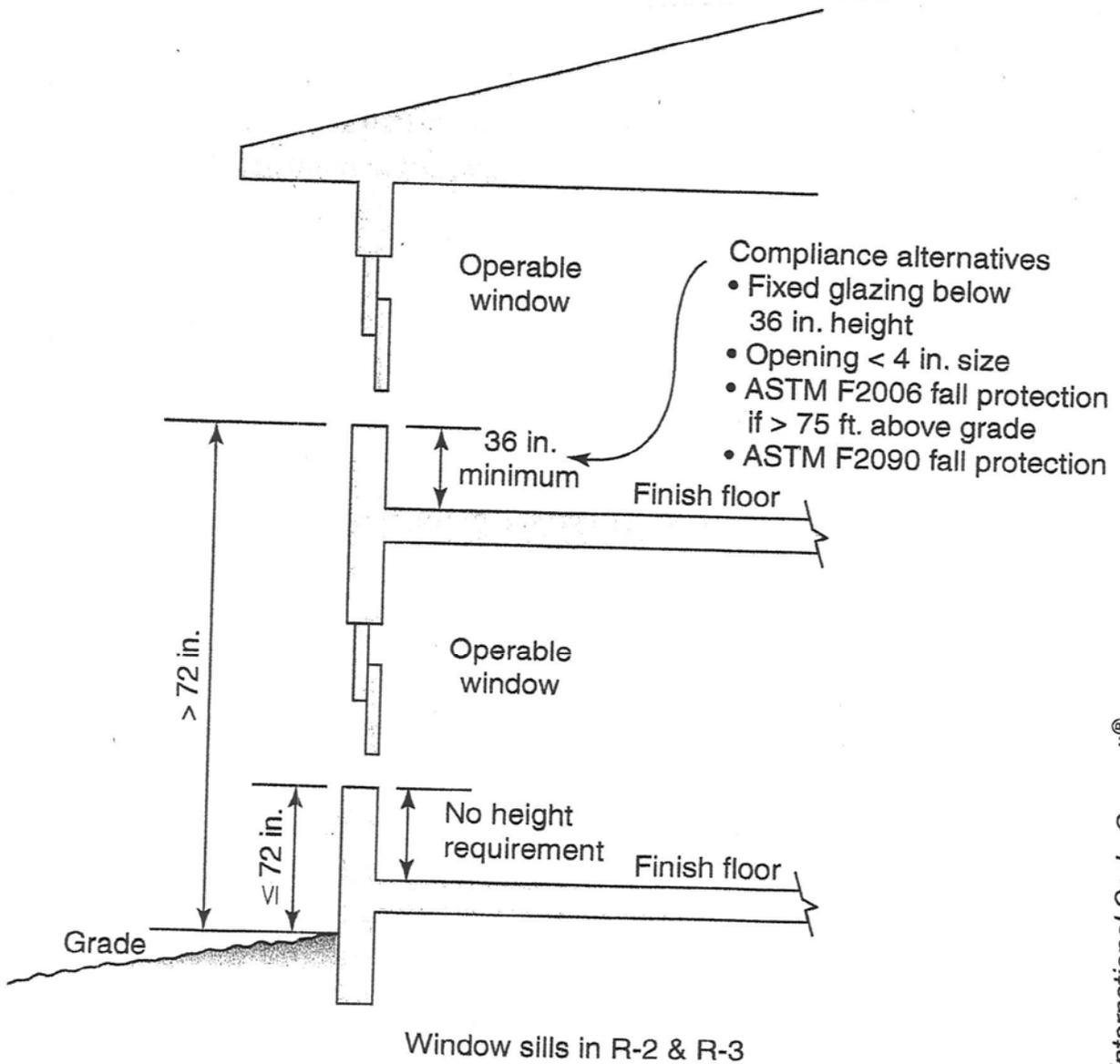


This handout clarifies the requirements that must be met for residential window replacement projects in the Town of Danville.

It is Danville's policy to require that:

1. A building permit is obtained for residential window replacements (regardless of whether the window frames are changed or altered). In making a submittal for a building permit, the applicant must provide three copies of a floor plan (8-1/2 X 11 paper is acceptable) showing the location of the house with all existing and proposed windows and doors (and their sizes). The plans shall clearly indicate which windows are to be replaced or installed in conjunction with the project.
2. In situations where bedroom windows are to be replaced on homes or living units, at least one window in the bedroom must meet emergency egress standards. These standards are summarized below. On homes or living units constructed before January 1, 1981, and the existing opening allows a conforming window to be used, the window type should be altered if needed to achieve a compliant opening.
  - A. Minimum net openable **area** of **5.7** square feet.
  - B. Minimum net openable **width** of **20** inches.
  - C. Minimum net openable **height** of **24** inches.
  - D. Maximum height of **44** inches, as measured from the finished floor below the egress window, to the clear opening.
  - E. Minimum openable area may be decreased to 5.0 square feet if the opening is a **grade level opening**.\*

\* **Definition of grade level opening:** A window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.
3. Tempered glazing shall be required in hazardous locations as indicated in CRC Section R308.4. This includes all glazing in bathroom walls where the bottom exposed edge of the glazing is less than 60-inches measured vertically from any standing surface, unless the glazing is more than 60-inches measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, or whirlpool. CRC R308.4.5.
4. Where the opening of the sill portion of an operable window is located more than 72-inches above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 36-inches above the finished floor surface of the room in which the window is placed. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 36-inches of the finished floor. CBC 1013.8. **See drawing on back for clarification.**



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Fall protection at operable windows.