



RESIDENTIAL WINDOW REPLACEMENT

BUILDING SERVICES



A Building Permit is required for any replacement, alteration, or addition of a window. Such window replacements shall comply with the current California Building Standards at time of permitting.

The following elements will be reviewed during permit application and field inspection:

Emergency Egress

- Egress windows are specifically sized and required in every room used for sleeping purposes on any floor below the fourth story including basements. *Exception:* Basements used only to house mechanical equipment and not exceeding 200 square feet in floor area.
- Minimum width of opening: 20 in.
- Minimum height of opening: 24 in.
- Maximum sill height above finished floor: 44 in.
- Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for 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.

Natural Ventilation

- Natural ventilation (windows, door louvers) shall provide a minimum openable area to the outdoors of 4% of the floor area being ventilated OR provide ventilation by mechanical means.
Note: Adjoining rooms used to satisfy natural ventilation requirements shall have a common unobstructed opening with not less than ½ the total common wall area and at least 1/10 the floor area of the interior room, but not less than 25 square feet.

Natural Light

- **Natural light:** the minimum net glazed area shall not be less than 8% of the floor area of the room served.
Note: Adjoining rooms used to satisfy natural lighting requirements shall have a common unobstructed opening with not less than ½ the total common wall area and at least 1/10 the floor area of the interior room, but not less than 25 square feet.
- Required glazing may open into covered patios and porches when compliant under the following section CRC 303

Energy Conservation

- Required glazing must comply with the prescriptive requirements of the current Energy Code for solar heat gain and U-value factors unless a performance design and a full building analysis is presented and approved.