



CODE REQUIREMENTS FOR WINDOW REPLACEMENT

PROPERTY OWNER NAME _____ JOBSITE ADDRESS _____

BUILDING PERMIT NUMBER _____

CONTRACTOR _____

1. Plan Changes: Plan Changes must be approved by the Building Department.

2. Address and Sanitation: Jobsite address shall be posted and toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. (Local Amendment)

3. Egress Windows - Required Locations: Basements, habitable attics, lofts, mezzanines and every sleeping room shall have at least one operable window or door that complies with **Section R310.1 2015 IRC.**

4. Egress Windows – Minimum Size: All egress openings shall have a *minimum* net clear opening of 5.7 square feet. Minimum net clear opening height shall be 24 inches. Minimum net clear opening width shall be 20 inches. Finished sill height shall not be more than 44 inches above finished floor. **Section R310.2 2015 IRC.**

5. U-Factor/ Windows: New windows and replacement windows shall have a maximum U-Factor of 0.32 to meet the current energy requirements. **Section N1102.1.2 (R402.12) 2015 IRC.**

6. Safety Glazing: Glazing in a hazardous location is required to be glazed with safety material. **Section R308.4 2015 IRC**

7. Windows Adjacent to Doors: Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be safety glazed. **Section R308.4.2 2015 IRC**

8. Large Windows: Glazing in an individual fixed or operable panel that meets **all** of the following shall be safety glazed.

- a. Exposed area of an individual pane greater than 9 square feet.
- b. Bottom edge less than 18 inches above the floor.
- c. Top edge greater than 36 inches above the floor.
- d. One or more walking surfaces are within 36 inches horizontally of the glazing.

Section R308.4.3 2015 IRC

9. Windows & Wet Surfaces: Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs or showers and glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be safety glazed. **Section R308.4.5 2015 IRC**

10. Windows at Stairs/Landings: Glazing adjacent to the landing at the bottom of a stairway less than 36 inches above the landing (walking surface) and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing shall be safety glazed. **Section R308.4.7 2015 IRC**

11. Window Wells: Window wells shall have a net clear opening of 9 square feet with a minimum footprint of 36 x 36 inches. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs. The ladder or stairs shall not encroach into the well by more than 6 inches. **Section R310.2.3 2015 IRC**

WINDOW REPLACEMENT PROJECT DETAILS:

PROJECT CUT SHEET & FLOOR PLAN WITH LOCATIONS INDICATED **ARE REQUIRED**

TOTAL QUANTITY OF WINDOWS: _____

NUMBER OF WINDOWS REQUIRING **EGRESS**: _____ NET CLEAR OPENINGS: _____

NET CLEAR WIDTH: _____

NET CLEAR HEIGHT: _____

NUMBER OF WINDOWS REQUIRING **SAFETY GLAZING**: _____ LOCATIONS: _____

PROJECT VALUATION: _____

SIGNATURE _____ **DATE** _____

BY SIGNING YOU UNDERSTAND THE ABOVE WINDOW REPLACEMENT GUIDELINES AND AGREE TO INSTALL ALL WINDOWS ACCORDING TO THE CODE REQUIREMENTS AND ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

THIS PROJECT IS SUBJECT TO FIELD INSPECTIONS