



**Building Department**

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# DOOR AND WINDOW REPLACEMENTS

All door and window replacements require a Building Permit pursuant to the 2019 California Residential Code (C.R.C.) Section R105. Replacements shall meet C.R.C. minimum requirements for egress, safety glazing, light and ventilation.

Permit requirements (3 sets):

- A) Retrofit windows: Submit floor plan showing the existing door/window sizes and types (No HOA required).
- B) Changing sizes: Submit floor plan showing the existing and new door/window locations, types and sizes as well as elevation drawings (HOA approval required prior to permit issuance).
- C) New window openings: Submit floor plan, elevations, including structural calculations (HOA approval is required prior to permit issuance).

**ATTENTION: HOMES LOCATED IN THE HIGH FIRE SEVERITY ZONE (HFSZ) ARE REQUIRED TO HAVE TEMPERED WINDOWS.**

**Emergency Escape and Rescue Requirement for sleeping rooms and basements:** In accordance with the 2019 C.R.C. R310, new windows servicing basements and sleeping rooms, below four stories, shall meet the emergency escape and rescue requirement. These new window openings at grade level shall be a minimum of 5 square feet. All other window openings shall be a minimum of 5.7 square feet. The minimum clear dimension of the window opening shall be no less than 24" in height and 20" in width. Each required window in these locations shall maintain a maximum sill height of 44" from the floor.

Most door and window contractors change out windows using a retrofit method. A retrofit window is typically installed reusing the existing window frame and setting the new window inside of it. A new window frame is typically at least 3 1/2" wide, therefore, when the new window is placed inside of the old window frame, the window size and opening is decreased by 7" in width and 7" in height. This decrease in size is important to keep in mind when considering egress, and light / ventilation requirements.

**Basement and 2-3 Story Level Window Minimum Clear Opening Requirement (W x H / 144 = 5.7 sq. ft.)**

<b>Width</b>	20"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34.2"
<b>Height</b>	41"	37.3"	35.7"	34.2"	32.8"	31.6"	30.4"	29.3"	28.3"	27.4"	26.5"	25.7"	24.9"	24"

**Grade Level Window Minimum Clear Opening Requirement (W x H /144 = 5.0 sq ft.)**

<b>Width</b>	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"
<b>Height</b>	36"	34.3"	32.7"	31.3"	30"	28.8"	27.7"	26.6"	25.7"	24.8"	24"

**Energy Requirement:** In accordance with the 2019 California Energy Code, the new window shall have a minimum .67 U-factor and .40 Solar Heat Gain Coefficient per prescriptive T-24 California energy requirement.

**Ventilation and Natural Light Requirement:** In Accordance with the 2019 C.R.C. R303, the new window opening shall be at least 4% of the floor area being served for natural ventilation. The new window shall also be at least 8% of the floor area served for natural lighting.

**INSPECTION REQUIREMENTS:**

- Retrofit windows going into existing window frames only require a Final Inspection.
- New windows and doors installed that alter the exterior finish of the structure (breaking stucco or removing siding) require a Framing / Flashing Inspection, a Paper / Lath Inspection, and a Final Inspection.

**Doors** shall have landings consistent with the 2019 C.R.C., with landings no more than 7.75" below the top of the threshold for inward swinging doors, and no more than 1 1/2" below the top of the threshold for outward swinging doors. The landing shall be at least the width of the door opening, at least 3 feet in length, and shall not have a slope more than 1/4" per foot. In any case, the landings shall always slope away from the house.