

## Residential Window Installations and Replacements Policy

**New or additional windows:** Permit required. All requirements for new windows are enforced. (2013 CRC R310; R612)

**Like-for-like replacement of non-sleeping area windows:** No permit required if replacement doesn't involve any structural work, and is not required for emergency escape from a bedroom. (2013 CRC R310)

**Sleeping area windows:**

If it can be demonstrated that the existing egress window in the *sleeping areas* met the Building Code egress requirements enforced at the time the *sleeping area* was permitted, and the replacement/retrofit window assembly will not decrease the required opening size of those code requirements, then he/she will not be required to bring the new egress windows to current requirements, provided the following conditions are met:

- At the time the permit is applied for, the applicant will include in the "Scope of Work" on the Permit Application, a statement: "The egress windows will meet the code requirements enforced at the time the *sleeping area* was permitted. The *sleeping area* was built in 19XX".
- At the Final Inspection, the Building Inspector will verify that the finished sill or opening height and dimensions of the opening are in compliance with the code in effect at the time the *sleeping area* was originally constructed.

Date Sleeping Area Permitted	Code in Effect	Code Section	Maximum Sill Height	Minimum Opening Area	Minimum Opening Height	Minimum Opening Width
Before June 11, 1962	Various UBC	N/A	No Requirement	No Requirement	No Requirement	No Requirement
June 11, 1962 to April 18, 1971	UBC 1961, 67	3320	48"	5 sq.ft.	24"	24"
April 19, 1971 to July 5, 1977	UBC 1970, 73	1404	48"	5 sq.ft.	24"	22"
July 6, 1977 to August 15, 1983	UBC 1976	1404	44"	5.7 sq.ft.	24"	20"
August 16, 1983 to December 27, 1995	UBC 1982, 85, 88, 91	1204	44"	5.7 sq.ft.	24"	20"
December 28, 1995 to December 31, 2007	UBC 1994, CBC 1995, 98	310.4	44"	5.7 sq.ft.	24"	20"
January 1, 2008 to December 31, 2010	2007 CBC	1026	44" (bottom of clear opening)	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"
January 1, 2011 to December 31, 2013	2010 CRC	R310	44" above the floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"
January 1, 2013 to current	2013 CRC	R310	44" above the floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"



Cyrus Abhar  
 Chief Building Official

3-25-15

DATE