



## WINDOW REPLACEMENT REQUIREMENTS

City of Larkspur Building Dept.

400 Magnolia Ave

Larkspur, CA 94939

(415) 927-5038

### PERMITS

A building permit is required for all residential window replacement work, including window inserts and window units set into unaltered wall openings, and inspection(s) will be made of the work. National Fenestration Rating Council (NFRC) temporary labels must be on the windows at inspection.

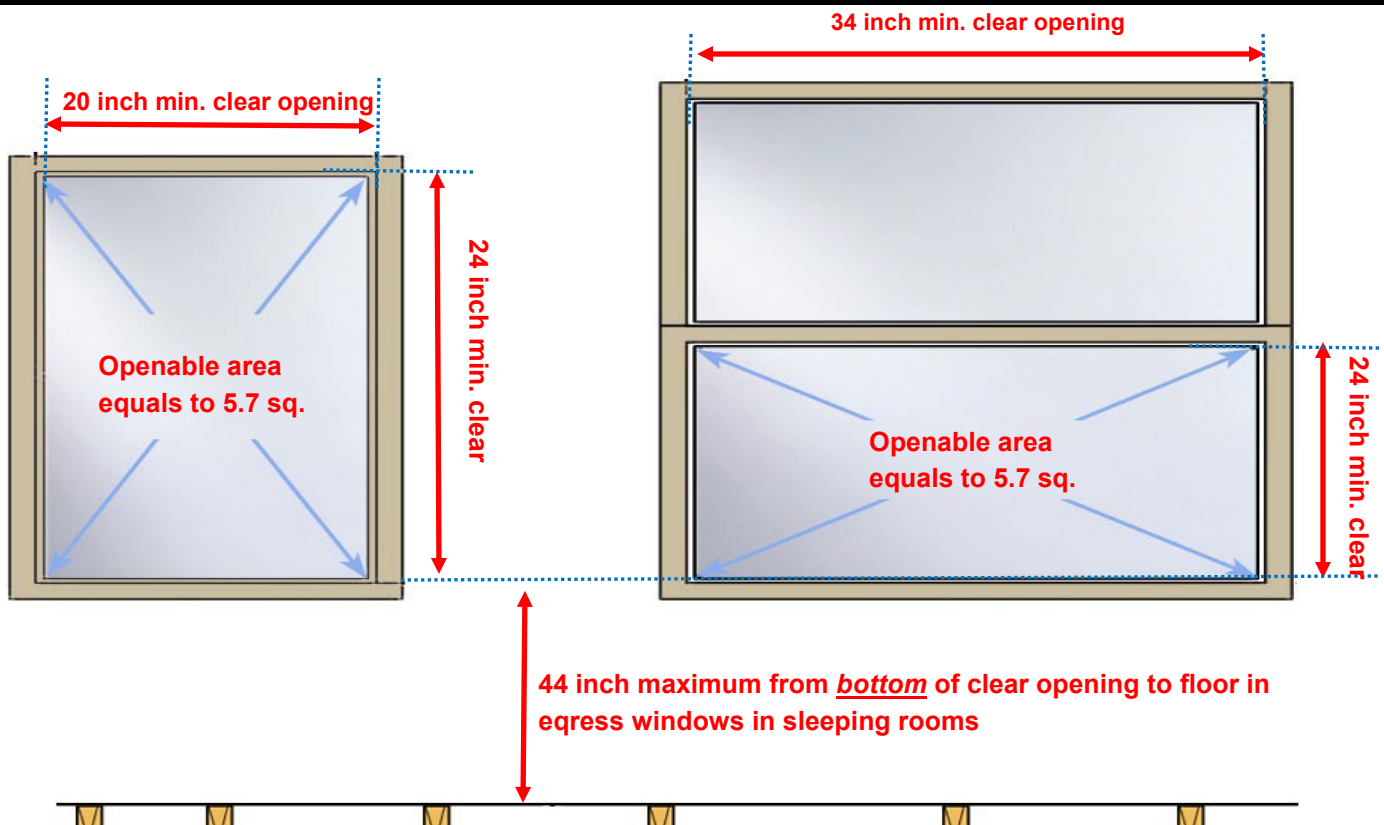
These requirements apply to the replacement of existing windows. "Replacement" means to replace the window with no modification to size of the existing rough opening. If the structure is on Historic Resources Inventory the replacement of windows is subject to Historic Preservation. Floor plans including elevation may be required for some window replacements, please discuss with Planning. **Wildland Urban Interface dual-paned tempered glass is required.** Make sure you meet all the requirements prior to ordering windows.

If, during construction, the approved scope of work changes, all modifications shall be submitted to the City for approval prior to performing work different from the approved scope of work.

### CODES: Minimum access and emergency escape (ingress/egress) from every basement, habitable attic, and sleeping room (CRC R310):

Escape and rescue windows shall have a minimum net clear opening area of 5.7 square feet, except that escape windows located at grade level may be 5.0 sq. ft. The net clear opening height dimension shall be not less than 24 inches. The new clear opening width dimension shall be not less than 20 inches. **New** emergency escape and rescue openings shall have the bottom of the clear opening not more than 44 inches from the floor. Existing windows provided as a means of escape and rescue, shall comply with the finished sill height and the opening dimensions required by the code under which the window was installed (see table and graphic below).

Code Under Which the Window was Legally Installed	Minimum Net Opening Size	Minimum Opening Dimensions	Height (Maximum From Floor)
Prior to 1964	6 Sq. Ft. (Window Size Only)	None	None
1964 to 1980	5 Sq. Ft. (Net Opening)	22 Inches - Height 22 Inches - Width	48 Inches to Sill
1980 to 12/31/2007	5.7 Sq. Ft. (Net Opening)	24 Inches - Height 20 Inches - Width	44 Inches to Sill
1/1/2008 to Present	5.7 Sq. Ft. (Net Opening) 5.0 Sq. Ft. for grade-level windows	24 Inches - Height 20 Inches - Width	44 Inches to Clear Opening



## **RESIDENTIAL WINDOW FALL PROTECTION** (CRC R312.2):

Where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located unless:

1. The operable section of the window does not permit openings that allow passage of a 4-inch-diameter sphere; or
2. The window opening is provided with a window fall prevention device that comply with ASTM F 2090; or
3. The window is provided with a window opening control device that comply with Section R312.2.2 of the California Residential Code.

## **SAFETY GLAZING** (CRC 308.4):

New glazing (windows) in existing openings located in hazardous locations as defined by current standards for new construction must be provided with safety glazing materials that are identified as such with a **permanent label**.

The most common areas that require safety glazing are those around doors, stairs and stair landings, walking surfaces, and bathtubs/showers. Refer to California Residential Code Section 308.4 for detailed information.

## **CALIFORNIA ENERGY CODE COMPLIANCE** (California Energy Code - CEC):

Replacement and/or added windows and skylights shall comply with the California Energy Code.

- When less than 75 square feet of fenestration area is replaced, the replacement vertical fenestration must have a maximum U-factor of 0.40 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.35.
- When more than 75 square feet of window is replace, the new fenestration product must have a maximum U-factor of 0.32 maximum SHGC of 0.25.
- Up to 75 square feet of window fenestration area may be added to your existing fenestration provided that the added fenestration product has a maximum U-factor of 0.32 and a maximum SHGC of 0.25.
- More than 75 square feet of fenestration is added to the existing fenestration, complete the CF-1R-Alt-Windows form, or CF1R-Alt-E or submit performance approach documentation.
- When an equal area of existing skylights is replaced ow when 16 square feet or less of skylight area is added, the replacement and/or new skylights must meet a maximum 0.55 U-factor and a maximum 0.30 SHGC.
- When more than 16 square feet of skylight area is added, the new skylight products must have a maximum U-factor or 0.32 and a maximum SHGC of 0.25.

New fenestration products must be certified and bear a temporary label from the National Fenestration Rating Council (NFRC) specifying the rating. **The NFRC label shall be present on the window during inspection.**

All doors and windows between conditioned and unconditioned space must be weather-stripped and all joints and penetrations caulked and sealed to limit air leakage.

The repair or replacement of glass in an existing sash and frame or sashes in an existing frame are not required to meet any of the energy efficiency standards.