



## Requirements for Window Replacement

A site plan shall be submitted showing locations of all rooms and setbacks from property lines. The site plan shall show the location of each window replaced, include the size and direction of operation of the window and the distance from other walls and doors. Indicate if any window requiring replacement of framing (i.e. headers, cripples, king studs, etc.). Provide details of construction and method of flashing. All affected rooms shall show area in square feet.

- Every habitable room shall have natural light provided by openings to the outdoors measuring not less in size than 8% of the floor area of that room.
- Natural ventilation shall be provided by openings to the outdoors measuring not less than 4% of the floor area of that room.
- Any window within 24 inches of either vertical edge of a door with the bottom edge of the glazing not more than 60 inches from the floor is required to be tempered glass.
- Any window in a bathtub or shower enclosure that has its lower edge less than 60 inches above the standing surface shall be tempered.
- Any window adjacent to a stair and has its lower edge less than 60 inches above the standing surface shall be tempered.
- At least one window in sleeping rooms shall meet emergency and rescue window requirements. Ask for the handout.

Retrofit windows being installed over the existing window frames need only a final inspection verifying proper installation, weather-tightness, tempered in required locations, and egress compliance.

Windows being installed in new locations or in enlarged or in reduced openings require several inspections:

### 1. Framing Inspection:

To ensure acceptable construction techniques are used to check that connections between framing members are snug. Any spaces between framing members shall be shimmed to avoid sagging and settling. Do not use drywall screws to attach the windows. The window shall be in place. Moisture resistant flashing shall be in place and installed with the vertical flashing over the lower horizontal flashing and the upper horizontal flashing over the vertical flashing **and** exterior of the top window fin.

### 2. Lath and Stucco Inspection:

Building paper below exterior plaster or siding shall be installed without tears or holes and be lapped to repel moisture and water. Exterior plaster netting shall be nailed to framing members and not to sheathing. Paper overlapping existing moisture barrier shall overlap no less than 6 inches.

### 3. Insulation Inspection:

Insulation shall be fastened in place in framing cavities and any gaps between studs shall be filled with foam insulation.

### 4. Drywall Inspection:

Drywall shall be in place and appropriately nailed or screwed to framing members.



**DEPARTMENT of COMMUNITY DEVELOPMENT**

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5. Final Inspection:

All wall texture and finishes shall be applied and the project shall be completed.

Applicants shall also submit State of California energy forms.

See emergency rescue-egress window handout