



Window or Exterior Door Replacement

Permits and Inspections

A building permit is required whenever a window or exterior door is replaced with the following exceptions:

1. Installation of combination storm/screen windows.
2. Sash replacements
3. Glass replacements or repairs.
4. *Window fall protection is exempt for "REPLACEMENT WINDOWS" [R312.2.1](#).*

Permits are charged a set fee for replacement of existing windows. The manufacturer's installation requirements must be on site for the final inspection with photographs of the installation. If the size of the opening is altered, a more detailed submittal is required including header types and sizes.

Safety Glazing (tempered glass)

The areas considered to be hazardous locations requiring safety glazing (tempered glass) are:

1. In any door, guards or railings, including all infill parts of guards and railings.
2. Within 24" of either side of a door when less than 60" above the floor.
3. Within fixed or operable panels that meet all of the following conditions:
 - Bottom edge is less than 18" above floor
 - Top edge is more than 36" above floor
 - One or more walking surfaces are within 36" horizontally in a straight line of the glass
 - Total area of glass is more than 9 square feet
4. In walls and fences enclosing swimming pools, hot tubs and spas where the bottom of edge of glass is less than 60" above a standing surface and within 60" horizontally from the water's edge.
5. Adjacent to stairs and ramps where the bottom exposed edge is less than 36" above walking surface of stairs, landings between flights of stairs and ramps.
6. Adjacent to landings at the bottom of a stairway when the glass is less than 36" above the landing and within 60" horizontally of the bottom stair tread unless protected by a guard complying with [R312](#).

Notes: All exterior windows and doors must have corrosion resistant flashing installed over the top. When applying for the permit you must specify the operating style and location for all windows to be replaced.

Home must be updated with **Smoke alarms** and **Carbon Monoxide alarms** as part of this permit.

EGRESS WINDOW SIZING CHART

MINIMUM DIMENSIONS: 5.7 square feet (820.8 square inches)

OR

5 square feet (720 square inches) at grade level

		WIDTH															
(inches)		20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
H	24	480	504	528	552	576	600	624	648	672	696	720	744	768	792	816	840
E	25	500	525	550	575	600	625	650	675	700	725	750	775	800	825	850	875
I	26	520	546	572	598	624	650	676	702	728	754	780	806	832	858	884	910
G	27	540	567	594	621	648	675	702	729	756	783	810	837	864	891	918	945
H	28	560	588	616	644	672	700	728	756	784	812	840	868	896	924	952	980
T	29	580	609	638	667	696	725	754	783	812	841	870	899	928	957	986	1015
	30	600	630	660	690	720	750	780	810	840	870	900	930	960	990	1020	1050
	31	620	651	682	713	744	775	806	837	868	899	930	961	992	1023	1054	1085
	32	640	672	704	736	768	800	832	864	896	928	960	992	1024	1056	1088	1120
	33	660	693	726	759	792	825	858	891	924	957	990	1023	1056	1089	1122	1155
	34	680	714	748	782	816	850	884	918	952	986	1020	1054	1088	1122	1156	1190
	35	700	735	770	805	840	875	910	945	980	1015	1050	1085	1120	1155	1190	1225
	36	720	756	792	828	864	900	936	972	1008	1044	1080	1116	1152	1188	1224	1260
	37	740	777	814	851	888	925	962	999	1036	1073	1110	1147	1184	1221	1258	1295
	38	760	798	836	874	912	950	988	1026	1064	1102	1140	1178	1216	1254	1292	1330
	39	780	819	858	897	936	975	1014	1053	1092	1131	1170	1209	1248	1287	1326	1365
	40	800	840	880	920	960	1000	1040	1080	1120	1160	1200	1240	1280	1320	1360	1400
	41	820	861	902	943	984	1025	1066	1107	1148	1189	1230	1271	1312	1353	1394	1435
	42	840	882	924	966	1008	1050	1092	1134	1176	1218	1260	1302	1344	1386	1428	1470

Note:

Egress window minimum net clear openings are: 5.7 total square feet (820.8 square inches) or 5 square feet (720 square inches) at grade level). All egress windows require a minimum 24-inch height, 20-inch width and maximum sill height of 44-inches above floor.

Grade level = sill height not more than 44" above or below ground level next to opening.