

City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
300 FIRST STREET WOODLAND, CA 95695
(530) 661-5820 (530) 406-0832 FAX
<http://www.cityofwoodland.org>

Residential Window Replacement

2013 California Building Code & 2013 California Residential Code (CRC)

NOTE: A building permit is not required if the window is replaced in the same configuration and the existing manufactured window frame remains unchanged. This is commonly referred to as retrofit window replacement.

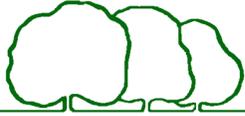
Building Division Requirements—Window Replacement

For all window replacement where there are changes to the window frame, location, size, header, changes to the height, or width of the window opening a building permit is required. Following is a list of the general requirements for a permit application based on the 2013 California Building Code, 2013 California Residential Code, and the 2013 California Energy Efficiency Standards. This informational handout is intended to provide general information; for any questions concerning these requirements please contact the Building Division.

The general compliance requirements for residential window replacement are as follows:

1. All windows shall be installed in accordance with the manufacturer's requirements (including new flashing).
2. Windows replaced in bedrooms shall meet all of the following egress requirements (at least one window in each bedroom is required to meet these requirements unless a door is provided in the bedroom with direct access to the exterior). [see next page of details] (CRC R310)
 - a. Minimum net 5.7 square feet of openable area (minimum of 5.0 net square feet required for grade level bedrooms: i.e. first floor)
 - b. Minimum net 20 inches clear width when open
 - c. Minimum net 24 inches clear height when open
 - d. Maximum height of 44 inches from the finished floor to the bottom of the clear opening
3. Where the window opening (measured at the window sill) is located more than 72 inches above the exterior finished grade or surface below, the lowest interior 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. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter sphere where such opening are located within 24 inches of the finished floor. See CRC R312.2.1 for detailed exceptions.
4. Each habitable room (excluding hallways, bathrooms, and laundry rooms) is required to have natural light (window or skylight) sized to a minimum of 8% of the floor area of the room and ventilation (openable portion of the window or skylight) sized to a minimum of 4% of the floor area being ventilated. (For example, a 100 square foot habitable room is required to have a minimum of 8 square feet of natural light and 4 square feet of ventilation.) (CBC 1205.2, 1203.4.1 and CRC R303.1)
5. Where required, tempered glazing (except tempered spandrel glass) shall be identified by a manufacturer's marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed). Stickers attached to the window are not sufficient. (CBC 2403.1 and CRC 308.1)
6. Dual glazing shall have a maximum U-factor of 0.32 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.25. (2013 CA-Energy Standards/Prescriptive measures)

Continue on other side



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Window Replacement—continued

7. Tempered glazing shall be installed in the following locations (CBC 2406.4 and CRC R308.4):
- Within a two foot arc of either vertical edge of a door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
 - Glazing in wall adjacent (within 36 inches) of the stairway or stairway landings where the bottom edge of the glazing is less than 60 inches above the walking surface. Glazing within 60 inches of the bottom of the stairway where the bottom edge of the glazing is less than 36 inches from the walking surface.
 - Glazing within a portion of walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtub/shower or swimming pools where the bottom exposed edge of the glazing is less than 60 inches above the standing or walking surface.
 - Any glazing meeting all the following conditions:
 - Exposed area of an individual pane greater than nine square feet
 - Exposed bottom edge is less than 18 inches above the finished floor
 - Exposed top edge is greater than 36 inches above the finished floor
 - Where a walking surface is within 36 inches horizontally of the glazing

Other requirements: Smoke and Carbon monoxide alarms shall be installed. See specific handout for the detailed requirements. (CBC 907.2.11 & CRC R314.3 & CRC R315.1)

PERMIT PROCESS

- Prior to submittal for a building permit, contact the Planning Division to determine if a separate permit is required. This would especially be true if the residence is over 50 years old.
- An application may be found on-line at www.cityofwoodland
- Submit a detailed floor plan including the use and size of each room and size and locations of each existing window and proposed new window. If applicable, show pool or spa locations on the site plan.
- Typically this type of permit can be issued the same day.
- Two inspections are required: a rough frame and a final. The rough frame shall be scheduled when the new window(s) is installed and before the exterior covering (stucco or siding) is added. The final inspection shall be scheduled when all the work is complete, including the smoke and carbon monoxide alarms.

Egress Window Sizing			
Above Grade 5.7 Sq.Ft.		Below Grade* 5.0 Sq.Ft.	
Width	Height	Width	Height
20	41	20	36
20-1/2	40	20-1/2	35-
21	39-1/8	21	34-
21-1/2	38-1/8	21-1/2	33-
22	37-3/8	22	32-
22-1/2	36-1/2	22-1/2	32
23	35-3/4	23	31-
23-1/2	34-7/8	23-1/2	30-
24	34-1/4	24	30
24-1/2	33-1/2	24-1/2	29-
25	32-7/8	25	28-
25-1/2	32-1/4	25-1/2	28-
26	31-5/8	26	27-
26-1/2	31	26-1/2	27-
27	30-3/8	27	26-
27-1/2	29-7/8	27-1/2	26-
28	29-3/8	28	25-
28-1/2	28-3/4	28-1/2	25-
29	28-1/4	29	24-
29-1/2	27-7/8	29-1/2	24-
30	27-3/8	30	24
30-1/2	26-7/8		
31	26-1/2		
31-1/2	26-1/8		
32	25-5/8		
32-1/2	25-1/4		
33	24-7/8		
33-1/2	24-1/2		
34	24-1/8		

*Not more than 44" above or below grade

PERMIT FEES

➤ Permit Application Fee	\$58
➤ New Window (non-structural —per 5)	\$108
➤ New Window (structural shear wall/masonry—per 5)	\$450
➤ Bay Window (each) (structural —Plan Review required)	\$450