



### Window, Door, and Skylight Installation or Replacement

Permits are required for the replacement or installation of skylights, windows, and doors. Provide a floor plan indicating the location of all new or replacement windows, including identification of each room. For new installations or any change in opening size, plans shall include a sketch indicating the framing for the floor and roof above, the size of the opening, and any framing changes and headers to be installed. New or enlarged window openings in basement walls require an engineered plan for the proper support of the foundation during and after cutting.

Non-complying windows in basements or sleeping rooms shall be modified to meet the current egress window and window well requirements. Individual hardship situations will be evaluated on a case by case basis. Replacement windows in sleeping rooms or basements without sleeping rooms shall comply with the required openable egress area, width, and height. The finished sill height shall not be increased unless it complies with the current code for egress openings. Egress window and window well requirements are:

- Every sleeping room (or basement without sleeping room) shall have one exterior door or escape and rescue window with a minimum of 5.7 sq. ft. of net clear opening. The minimum height of this clear opening shall be at least 24". The minimum width of the clear opening shall be at least 20". Note that a window with both the minimum width and the minimum height **cannot** be used to achieve the 5.7 square foot net clear opening required. Windows at grade floor are permitted to have only 5.0 square feet of openable area. All escape and rescue windows shall have a sill height not more than 44 inches above the finished floor. IRC Section R310.1.
- Egress window wells are required for all emergency escape and rescue windows below grade. Egress window wells shall have a minimum accessible net clear opening of 9 sq. ft. (minimum dimension of 36" in both directions) with the window in the fully open position. Window wells with a vertical depth of more than 44" shall be equipped with an approved, permanently affixed ladder or stairs that are accessible with the window in the fully open position. IRC Section R310.2.1.

New doors, windows, and skylights are required to meet the current standards for energy conservation (IECC Section 402) and shall be labeled to indicate compliance as listed below:

#### Thermal Transmittance

- Doors and windows maximum U-value: 0.35
- Skylight maximum U-value: 0.60

#### Air Infiltration Rate

- Windows, skylights, and sliding doors: 0.3 cfm per square foot
- Swinging doors: 0.5 cfm per square foot

All openings shall be provided with flashing to create a weather resistive barrier in accordance with IRC R703.1 and IBC 1403.2. Skylights may require a 4 inch high curb and/or screening below the skylight; see IRC R308.6 and IBC 2405.4.

Safety glazing is required for all hazardous locations subject to human impact, per IRC Section 308.4 and IBC 2406 including but not limited to the following:

- Within a 24" arc of either vertical edge of a door (except in a wall perpendicular to the door other than the wall toward which the door swings).
- In walls adjoining stairways and adjacent to landings;
- In bathtub & shower enclosures and adjacent to hot tubs, spas or pools.

For fall protection, in locations where the opening of an operable window is 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 it is located. Approved window guards or limited opening sizes may be used in certain situations. IRC Section R613.2. See figure R612.2.

