

WINDOW REQUIREMENTS: SLEEPING ROOMS & ENERGY EFFICIENT

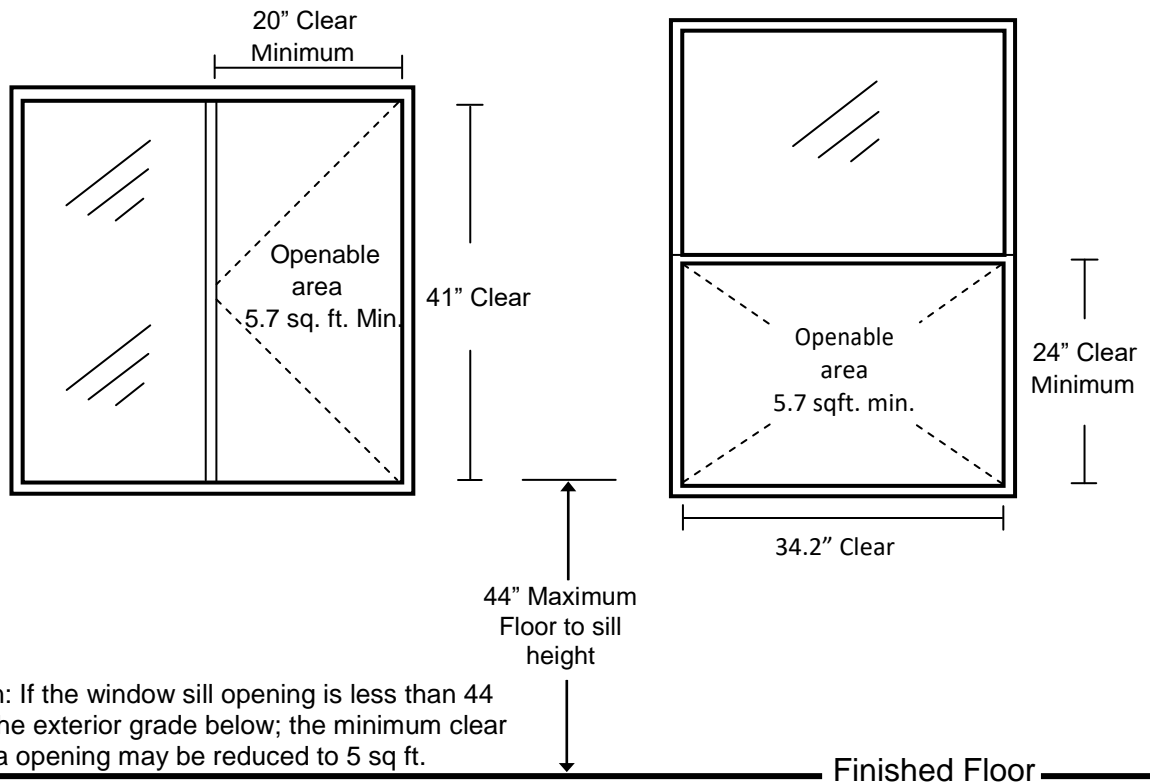
Per 2019 California Building Code & California Energy Code

Sleeping Room Window Egress: The minimum area height & width requirements (in inches)

Width	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0
Height	41.0	40.0	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31.0	30.4	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.0

Rescue or escape window requirements for sleeping rooms

A second exit is required in all sleeping rooms and is usually a window. The dimensions of the opening are to assure the residents an emergency escape route. Equally important, the designed opening allows a firefighter with a backpack to enter. The minimum dimensional openings are 24 inches high & 20 inches wide. The window must have a minimum of 5.7 sq ft of openable area.



Exception: If the window sill opening is less than 44 inches to the exterior grade below; the minimum clear area opening may be reduced to 5 sq ft.

Energy efficiency requirements for new window installations

All new windows installed must meet California's energy efficiency requirements. Attached to each new window will be a label that states the windows efficiency for thermal transfer. These labels should not be removed prior to final inspection. The information contained will include the manufacturers tested values for the U-factor and the Solar Heat Gain Coefficient (SHGC). The maximum values allowed are 0.30 for the U-factor & 0.23 for the SHGC. Windows with values higher than the maximum are for use in areas other than habitable conditioned space (e.g., garages, workshops, etc.). and will not be approved.

Retrofit Window: A window designed to be installed within an existing window frame. The perimeter frame will remain so that the existing interior and exterior wall finish will not be disturbed or affected.

Replacement Window: A new window and its frame are being installed after the existing window and frame have been removed, and a portion of the interior and exterior wall covering has been damaged or removed and requires new flashing and wall covering repairs.

New Window: A window being installed into a newly framed opening in new or existing construction.

Building Permits Not Required for the following:

- A. Window pane replacement in existing windows.
- B. The installation of Retrofit windows when the replacement complies with all of the following:
 - The window, when replaced, complies with the light, ventilation, and emergency egress requirements in effect at the time the structure was built.
 - The window does not require structural modifications.
 - The window replacement does not require removal of the frame, jamb or any disruption to the flashing or weatherproofing around the window.

Building Permits Required:

- A. For all new and replacement window installations.
- B. For any changes to the window framing, exterior or interior walls, location, size, header, or changes to the height or width of the window opening.
- C. For replacement of all fire resistive windows.

Weather proofing

All windows must be installed per manufacturer's requirements and be flashed in a manner to make them weatherproof. When required; all building paper and felt must be free from holes and tears, and all weather proof building paper must be applied horizontally with the upper layer overlapping the lower layer by 2 inches. All vertical joints must be lapped a minimum of 6 inches.

Minimum window size (new and replacement windows)

Every habitable room must be provided with natural light by means of exterior openings with an area not less than 8 percent of the floor area of such rooms. Every habitable room must be provided with natural ventilation by means of exterior openings with an area not less than 4 percent of the floor area of such rooms.

Safety glazing

Safety glazing must be provided in accordance with Section 2406 2019 California Building Code for all window pane replacements, new windows, replacement windows and retrofit windows.

The following areas must be provided with approved safety glazing:

1. Glazing in all doors except jalousies.
 2. Glazing in fixed and sliding panels of sliding door assemblies and panels in swinging doors.
 3. Glazing in storm doors.
 4. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers.
Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
 5. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
 6. Glazing in an individual fixed or operable panel, other than those locations described above, that meets all of the following conditions:
 - a. Exposed area of an individual pane greater than 9 square feet.
 - b. Exposed bottom edge less than 18 inches above the floor.
 - c. Exposed top edge greater than 36 inches above the floor.
 - d. One or more walking surfaces within 36 inches horizontally of the plane of the glazing.
- . Glazing in railings regardless of height above a walking surface.
 - . Glazing in walls enclosing stairway landings.

Plan and permit requirements

Before a permit can be issued, a simple floor plan must be submitted to the Building Division showing the following:

1. All rooms and their current use.
2. The proposed window locations and sizes.
3. All window opening modifications; including size and lumber grade of new header. Once the floor plan is approved, a permit based on job valuation may be issued.