



# Window Replacement

City of Hayward Development Services Department

2014 Update

## PERMIT REQUIREMENTS

Replacing or adding new windows, sliding glass doors or skylights requires a building permit. Broken window glass can be repaired in any of these without a permit if the existing sash and frame stay in place.

## RETROFIT WINDOWS

A retrofit window replaces the glazing and the sash but leaves the existing frame in place. **Retrofit windows do not need to meet the exact dimensional requirements for egress (sill height and openable area), but they will need to meet the minimum energy code requirements and not reduce egress capacity.** Retrofit windows must stay in the same format as the original. For example, if the existing window was slider, the retrofit window cannot be a fixed. The contractor shall attempt to the fullest extent possible, not to reduce the size of an existing egress opening when installing retrofit windows.

## ENERGY CODE REQUIREMENTS

Complete the Title 24 handout titled “**Prescriptive T-24 Energy Requirements for Residential Alterations**”.

## SAFETY GLAZING REQUIREMENTS

Windows installed within 2’ of doors, within 18” of walking surfaces, and within stairways are required to be tempered. Windows within tub or shower enclosures that are positioned less than 5’ above drain must also be tempered.

## WINDOW SECURITY BARS

Window bars cannot be installed over bedroom egress windows unless they can be opened from the inside without effort or special knowledge. Installing security bars on a bedroom egress window triggers the requirement to install smoke detectors in all bedrooms and hallways leading to bedrooms if they are not already there. (See CRC 310.4)

## ADDING NEW SLIDING GLASS DOORS

When adding a sliding glass door in a location where there was not one before, a landing may need to be installed to complete the project. All doors must have a landing that is as wide as the door opening and at least 3 feet deep in the direction of travel. The step from the inside of the house down to the landing and all other steps shall not be more than 7 3/4 inches high. Any steps down from the landing shall have a run of at least 10 inches.

## LIGHT AND VENTILATION REQUIREMENTS

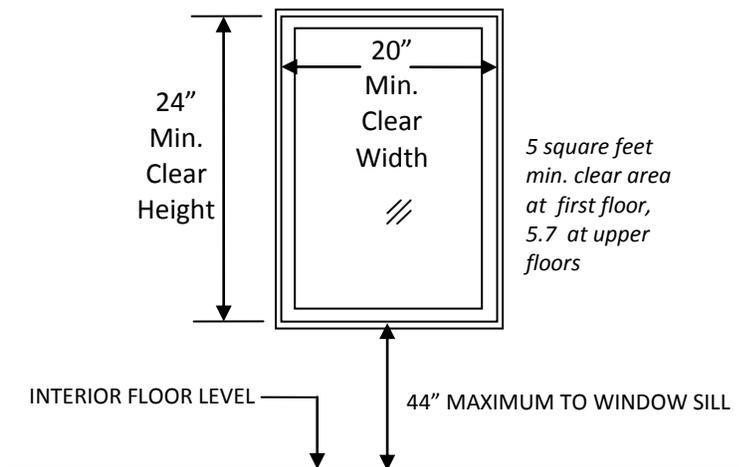
Windows are required to provide light and natural ventilation to habitable rooms of a dwelling. The amount of window ventilation shall be 4% of the floor area for the specific room. The minimum glazed area shall not be less than 8% of the floor area for natural lighting.

## EMERGENCY ESCAPE and RESCUE OPENINGS

The California Residential Code requires that bedrooms have a means of escape and rescue (See CRC 301.1). This can be accomplished with a door from the bedroom to the outside or through a window. If a bedroom does not have a door directly to the outside, then at least one window in the room must meet the specific dimensional requirements for egress as described below.

**AT LEAST ONE WINDOW IN EACH BEDROOM MUST MEET THE FOLLOWING REQUIREMENTS:**

- MINIMUM WIDTH OF OPENING: **20"**
- MINIMUM HEIGHT OF OPENING: **24"**
- MAXIMUM HEIGHT TO SILL: **44"**
- MINIMUM CLEAR OPENABLE SIZE ON THE FIRST FLOOR: **5 square feet**
- MINIMUM CLEAR OPENABLE SIZE ON FLOORS ABOVE THE FIRST FLOOR: **5.7 square feet**



**USE THIS TABLE FOR FIRST FLOOR WINDOWS:** 5 square feet of clear opening

Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30
Height	36	35	34½	33½	33	32	31½	31	30	29½	29	28½	28	27½	27	26½	26	25½	25	24½	24

**USE THIS TABLE FOR UPPER FLOOR WINDOWS:** 5.7 square feet of clear opening

Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
Height	41	40	39½	38½	37½	36½	35½	35	34½	33½	33	32½	31½	31	30½	30	29½	29	28½	28	27½	27	26½	26½	25½	25½	25	24½	24