



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Window Replacement Policy

Window Replacement Policy

- A permit is required for all window replacements, in either retrofit or a reconfigured application (California Building Code Section 105.1).
- If glazing is being replaced either as a new window or replacement glass, current Safety Glazing requirements must be met (CBC Section 2406). For instance, if you are replacing a window located 14" from a door that under an old code did not require safety glazing, under current code any window within 24" of a door requires that new glazing meet the new standard.
- Retrofit windows that involve no removal of framing may be replaced with the existing dimensions. An egress window may NOT be made less compliant (except for the nominal dimension of a retrofit frame.) For example, swapping a double hung window for a slider, thereby reducing the existing egress opening is prohibited.
- If the siding or framing is altered in any manner, ALL egress, light and ventilation requirements must be met.
- If house is in a high or very high fire area, windows and doors shall meet requirements listed below.

California Wildland-Urban Interface Code 504.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be constructed of any of the following:

- Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.
- Glass block.
- Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9 and shall be exempt from the hose stream test.
- Glazing meeting the performance requirements of SFM Standard 12-7A-2.