



Community Development Department

11 English Street

Petaluma, CA 94952

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Building Division

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RESIDENTIAL WINDOW REPLACEMENT

All residential window replacements require a permit.

New window size and operations:

New windows need to be operable and have equivalent operable opening size with the existing window unit. As an alternative, provide compliance calculations for the room in which the window is located.

Choose a replacement window size that will optimize the openable area in the existing opening. We encourage contractors and owners to make every effort to meet the emergency escape and rescue opening requirement currently required for new residential construction (*see Historic and CRC sections below*).

Residential replacement windows are exempt from the maximum sill height requirement of R310.2.2 and the opening requirement of R310.2, provided the replacement window meets the following conditions:

- The replacement window type is the manufacturer's largest standard size window that will fit within the existing rough opening.
- The replacement window is the same style as the existing window or a style that provides for equal or greater window opening area than the existing window.
- The replacement is not part of a change in occupancy.

Where the overall scope of work is more extensive than window replacement (for example, substantial house remodel), the egress windows may be required to be upgraded to the current opening requirements. This will be determined by the Building Official on a case-by-case basis.

- ❖ *Historic Residences: Escape or rescue windows or doors shall have a minimum clear area of 3.3 square feet and a minimum width or height dimension of 18 inches and be operable from the inside to provide a full, clear opening without the use of special tools. [CHBC 8-503]*
- ❖ *2019 CRC Section R310.2.1: Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).*
- ❖ *2019 CRC Section R310.2.2: Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with R310.2.3.*

Energy Code Requirements:

2019 California Energy Code prescriptive requirement of 0.3 U-factor and 0.23 SHGC maximum is applicable or provide energy compliance certificates justifying alternate values.

- ❖ *Historic Residences: The energy code provisions are not mandatory. [CEnC 100.0(a) Exception 1]*

Other Building and Safety Requirements:

1. Glazing must be tempered safety glazing in hazardous location. See California Residential Code Section R308.

Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and that is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, applied cannot be removed without being destroyed.

See California Residential Code Section R308.4. Hazardous locations include:

- R308.4.1 Glazing in doors.
 - R308.4.2 Glazing adjacent to doors.
 - R308.4.3 Glazing in windows.
 - R308.4.4 Glazing in guards and railings.
 - R308.4.5 Glazing and wet surfaces.
 - R308.4.6 Glazing adjacent to stairs and ramps.
 - R308.4.7 Glazing adjacent to the bottom stair landing.
2. Smoke and Carbon Monoxide alarms will be required as a result of window replacements exceeding \$1,000 and can be self-certified with the following form. <https://cityofpetaluma.org/documents/smoke-carbon-monoxide-alarm-self-verification-form/>
 3. Efficient water use fixtures are required and can be self-verified with the following form. <https://cityofpetaluma.org/documents/water-use-efficiency-improvements/>