



## Land Use Services Department Building & Safety Division

### **RESIDENTIAL WINDOW REPLACEMENTS**

The following information is provided as a guide for residential window replacements and new installations using the 2013 California Building Code and the 2013 California Residential Code. The County of San Bernardino requires a building permit for all window and exterior door replacements regardless of how they are classified. This includes both “Retrofit Windows” and “New construction flanged windows”.

#### **EMERGENCY ESCAPE AND RESCUE OPENINGS**

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue shall be required in each sleeping room. The following outlines the minimum dimensions for egress compliance:

- The bottom of the net **clear** opening is not greater than 44 inches measured from the finished floor to the clear opening, **and**
- The minimum net **clear** opening area of 5.7 square feet is provided (*see page 2 for sample openings*)  
**Exception:** Net clear opening space of 5 square feet is allowed for windows at grade level.
- The net clear opening height of 24 inches is provided, **and**
- Net clear opening width of 20 inches is provided.
- Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this code and shall be operational from the inside of the room without the use of keys, tools or special knowledge. Exception: Group R1 occupancies provided with a monitored fire sprinkler system in accordance with section 903.2.8 may have openable window, permanently restricted to a maximum 4” open position.

#### **FIRE SAFETY OVERLAY AREAS 1 THROUGH 3 (FS 1,2,3)**

For properties located within the fire safety overlay areas, the new and/or replacement windows shall have at least one pane of tempered glass. For vinyl frame windows, the corners shall be of a welded construction with a metal reinforcement.

#### **ENERGY REQUIREMENTS**

Replacement window installations, without a Performance Energy Analysis, shall comply with the Mandatory Measures Prescriptive requirements. High Performance Windows are required, reducing the U-Factor down to 0.32 and the SHGC down to 0.25 per the 2013 California Energy Code Section 150.1(c)3A. Labels provided with window(s) must be present for final inspection.

#### **GLAZING**

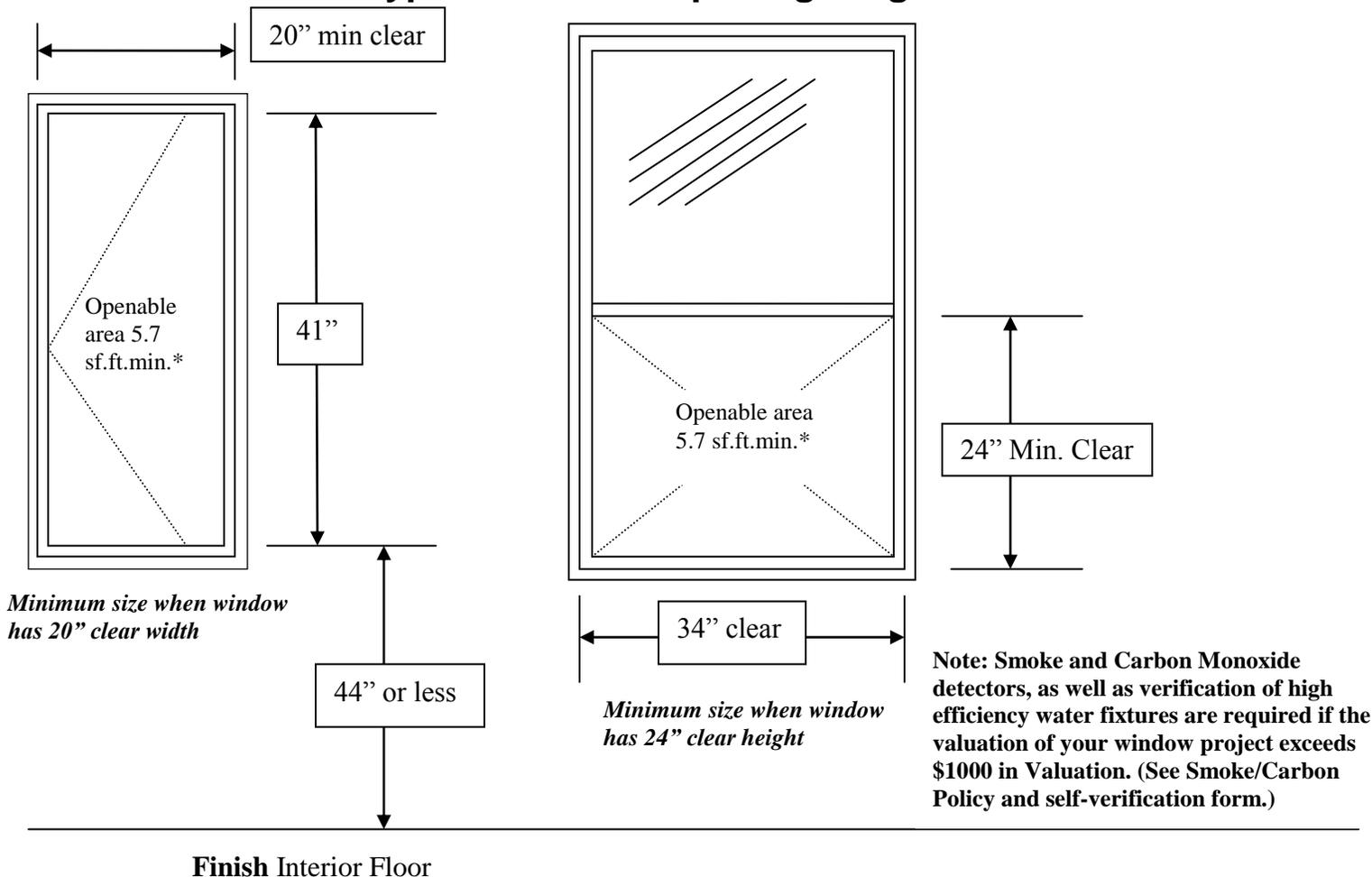
Glazing installed in windows and doors shall meet the hazardous locations requirements as specified in CRC R308.6.2. Laminated, Tempered or other approved safety glazing is required in the following locations:

- Glazing in individual fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24 inch arc.
- Glazing in walls, enclosures or fences facing hot tubs, spas, whirlpools, saunas steam rooms, bathtubs, showers and indoor/outdoor swimming pools where the bottom edge of the glazing is less than 60 inches measures vertically above the standing or walking surface.



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**Typical Window Opening Diagram**



*\*Exception: Net clear opening space of 5 square feet is allowed for windows at grade level*

**Example Minimum Measurements for 5.7 sq.ft net opening:**

Width	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.25
Height	41	39	37.25	35.5	34	33	31.5	30.5	29.25	29.5	28.25	27.5	26.5	25.75	24

**Example Minimum Measurements for 5.0 sq.ft net opening (Grade Level Only):**

Width	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
Height	36	34	33	31.5	30	29	27.5	26.5	25.5	24.75	24	Height cannot be further exceeded			