



CITY OF PINOLE

DEVELOPMENT SERVICES DEPARTMENT

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WINDOW REPLACEMENT REQUIREMENTS

Permit Requirements:

1. The replacement or addition of new windows, sliding glass doors or skylights requires a building permit. Obtain and fill out a building permit application and owner-builder form if applicable.
2. Provide a fully dimensioned floor plan showing the size and use of all rooms and areas within the space where the windows are being replaced/ altered and include all door, window and stair locations. Include all bathrooms and tub/shower locations. Identify each door or window opening as new or existing. Clearly identify on plans the location of any **added** windows or doors. Clearly identify all sizes of windows.
3. If windows or door sizes are being altered, provide existing and proposed elevations for all affected sides of structure. Provide framing specifications and details.
4. Provide window/door schedule indicating the size and type of windows/doors being installed.
5. Windows shall have a maximum u-value of **1.25** must be **National Fenestration Rating Council (NFRC)** rated and labeled.

New Installations:

2019 California Residential Code (CRC)-Emergency Rescue and Escape Openings:

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, and emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Minimum Opening Area: A net clear opening of not less than 5.7 square feet. The net clear height of the opening shall not be less than 24 inches and the net clear width shall not be less than 20 inches.

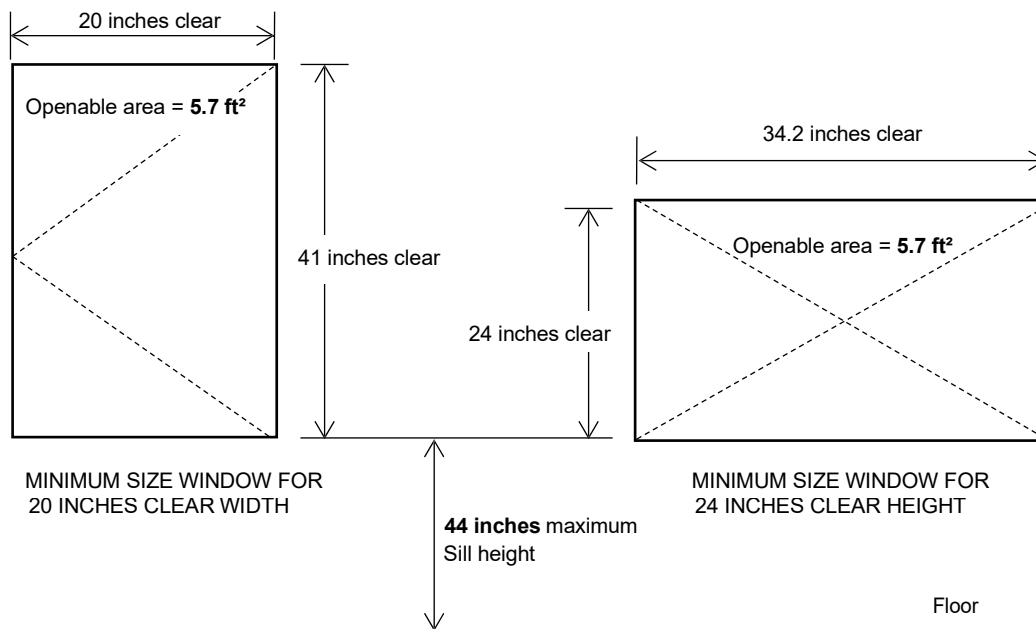
Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

Sill Height: Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches measured from the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

Note a 24" by 20" window does not meet egress requirements, please see chart.

Safety Glazing Requirements:

Windows installed within 24" of doors, 18" of walking surfaces, and within stairways are required to be tempered. Windows within tub or shower enclosures that are positioned less than 60" above drain must also be tempered.



Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches)

Width	20	20.5	21.5	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	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	24.1	24

Bars, grills, grates, covers and screens shall comply with Title 24, Part 12, Chapter 12-3 and CRC Section R310.4.

Replacement Window Installations:

A replacement window replaces the glazing and the sash but leaves the existing frame in place.

R310.2.5 Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of Section R310.2.1 *provided that the replacement window meets the following conditions:*

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

Please Note: This handout is for reference only. There may be additional conditions or requirements that could affect your project.

Please call the Development Services Department at (510) 724-8912 for more information.

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