B RESIDENTIAL WINDOW REPLACEMENTS

CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING & LIFE SAFETY DIVISION
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A building permit is NOT required for the replacement of windows, subject to the following provisions:

- The replacement of windows with new windows of equal dimensions, which do not involve alteration of framing and which comply with applicable California Energy Code standards, does **not** require the issuance of a building permit. However, if framing is altered or if windows are being replaced in conjunction with any other alterations, additions, or other major improvements that require a building permit, window replacement shall be included in the permit and be inspected as part of the project.
- Repairs to glazing are exempt from energy regulations and permitting requirements.
- Exemptions from the building permit requirement shall not be deemed to grant authorization for any work to be done in any manner contrary to the provisions of local codes or state laws.

Permit Exempt Window Requirements:

- Property Owners shall be required to self-certify that replacement windows are in compliance with State energy standards by the completion and retention of the applicable State-mandated certification form(s): CF2R-ENV-01-E
- Property owners are encouraged to contact the California Energy Commission at 1-800-772-3300 for assistance in completing the form(s).
- Property owners have the option to submit a building permit application but will not be required for projects that meet the criteria for exemption as noted above. Property owners are responsible for compliance with all code requirements including egress windows, safety glazing, and fall protection. Property owners will remain responsible for self-certification of compliance with State energy regulations.

Non-Exempt Window Requirements:

If a "Window Replacement" project involves the alteration of the existing building framing to accommodate the new windows and/or is part of another project that requires a Building Permit, the following shall apply:

Submittal Requirements

1) Building Permit Application
2) Floor Plan identifying windows to be replaced, sizes of windows, and size & use of room(s).
3) Required Energy Form(s) – see below
4) Owner/Builder Form (if applicable)

Energy Forms Required

1) CF1R-ALT-01-E – Certificate of compliance submitted to the building department.
2) CF1R-ENV-02-E (if necessary) – Area weighted average calculation worksheet. Required when there is more than one type of window and one or more does not meet prescriptive compliance requirements.
3) CF1R-ENV-03-E (if necessary) – Solar Heat Gain Coefficient (SHGC) worksheet. Required only if exterior shading devices are used to meet SHGC requirement.
4) CF2R-ENV-01-E – Certificate of installation. Completed and signed by the installing contractor or homeowner and made available for final inspection.

Bedroom Egress Window Requirements:

- At least one window in each bedroom must comply as an emergency egress window, refer to the specific requirements here: Bedroom Egress Window Requirements.

Safety Glazing: (CRC Section R324)

- A permanent label must identify each pane of safety glazing confirming compliance with the California Residential Code.
- Safety glazing is required in windows when all of the following apply:
  - The exposed area of an individual pane is greater than 9 square feet;
  - The bottom edge of the glazing is less than 18" above the floor;
  - The top edge of the glazing is more than 36" above the floor; and
  - One or more walking surfaces are within 36 inches, measured horizontally and in a straight line of the glazing.
- Safety glazing is required in fixed and operable panels of swinging, sliding, and bifold doors.
- Safety glazing is required adjacent to doors where the bottom edge is less than 60 inches above the floor, and the glazing is withing 24 inches of either side of the door.
- Safety glazing must be tested in accordance with CPSC 16 CFR 1201 and must be affixed with a permanent label identifying each pane of safety glazing and the standard with which it complies. The following are typical types of safety glazing materials:
  - Laminated glass
  - Fully tempered glass
  - Heat-strengthened glass
  - Wired glass
  - Approved rigid plastics

Energy Code Requirements:

- Manufactured exterior doors and windows/skylights (window) products must be rated by the National Fenestration Rating Council (NFRC). Glazing products will be labeled certifying the performance ratings. **Leave the labels on until field inspection is done.**
- Up to 16 sq. ft. of new added glazing (not replacement) is permitted without having to provide energy forms justifying the change. The selected product must have a max. U-factor of 0.27 and a max. SHGC of 0.23.
- If more than 16 sq. ft. additional glazing is proposed, required energy form(s) above may be completed to show compliance. The max. fenestration area cannot exceed 20% of the conditioned floor area and the max. West-facing fenestration area cannot exceed 5%.
- Up to 75 sq. ft. of glazing is permitted to be replaced without having to provide energy forms. The selected product must have a max. U-factor of 0.40 and a max. SHGC of 0.35.
- When replacing all glazing (greater than 75 sq. ft.), the selected product must have a max. U-factor of 0.27 and a max. SHGC of 0.23. When replacement is part of a building permit; provide energy form(s) above to show compliance.

Window Fall Prevention:

Some windows may require fall prevention devices to protect occupants from exterior drop hazards. Window opening control devices or fall prevention devices (complying with ASTM F2090) must be installed if **all** of the following conditions apply to a replacement window:

- The window is operable;
- The bottom of the clear opening is located less than 24 inches above the floor;
- The window opens wide enough to allow the passage of a 4-inch-diameter sphere; and
- The vertical distance from the bottom of the clear opening to the exterior surface below is greater than 72 inches.