



**City of San Leandro**  
Division of Building & Safety Services  
835 East 14<sup>th</sup> Street San Leandro, CA 94577  
Main Line:(510) 577-3405 Kiosk: (510) 577-3423  
Fax: (510) 577-3418

**Window Unit Replacement/Retrofit  
and Safety Glazing Requirements**  
Rev 2015

## PERMITS

A building permit is required for all residential window replacement work, including window inserts and window units set into unaltered wall openings per Chapter 1 Section 105 of the San Leandro Building Code and the 2013 California Residential Code (CRC) (2012 IRC).

*Exception: If a window pane and its sash & guides are repaired or replaced with material similar to the original, and the new width and height of the window opening remains unchanged, a building permit is not required.*

## CODE CONFORMANCE

Window replacement work shall conform to the following:

1. Replacements in basements, basement sleeping rooms, habitable attics, and sleeping rooms which involve changes to the original window location, size, type, or style, or involve modifications to the framed opening, shall be installed to meet the dimensional criteria for emergency escape and rescue contained in Section R310.1 of the 2013 CRC for at least one window per room. All of the following criteria must be met:
  - a. Minimum net clear opening of 5.7 square feet  
**Exception:** the minimum net clear opening for emergency escape and rescue at grade-floor openings\* shall be 5 square feet.
  - b. Minimum net clear opening height dimension of 24 inches.
  - c. Minimum net clear opening width dimension of 20 inches.
  - d. Bottom edge of the **clear opening** not greater than 44 inches above the floor.

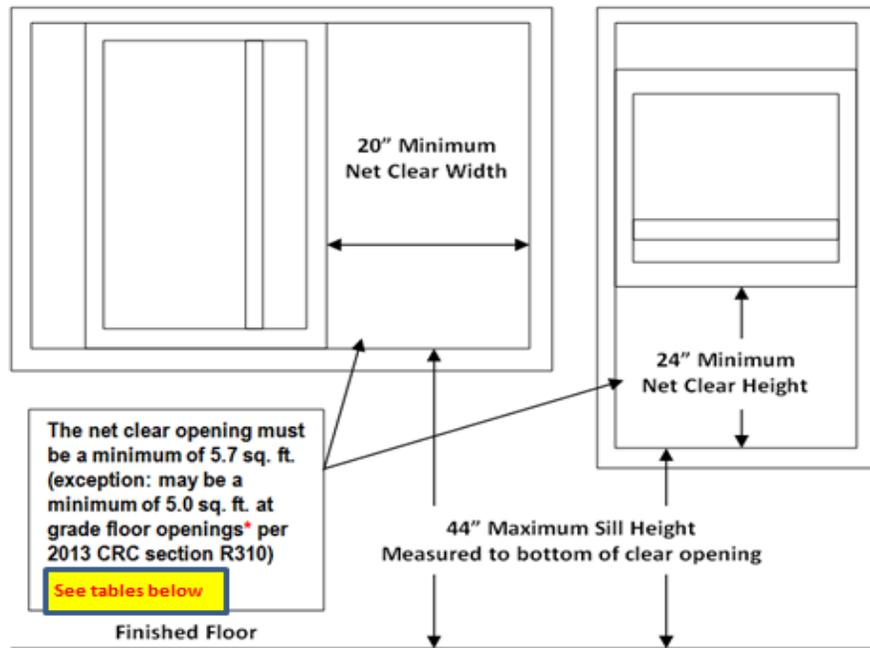
Please see next page for a diagram and dimensional tables for the above criteria

2. Replacements in bedrooms that do not involve modifications to the original window location, size, type, style, or framing shall be installed to meet the following criteria:

- a. **Window inserts and complete window assembly replacements** shall meet the minimum net clear opening and dimensional requirements contained in the 2013 CRC Section R310.1 for at least one window per basement, basement sleeping room, habitable attics, and sleeping rooms. The net clear opening dimensions shall be the result of normal window operation of the opening. (When an existing wall opening will not allow the installation of a replacement window which meets the minimum dimensional criteria established in Section R310.1, the replacement window shall have a net openable area which is not less than that of the original window.)
- b. **No height increase from existing bottom-of-opening to floor is permitted.** The existing window opening height in dwellings that were constructed under permits issued prior to March 30, 1981 may be maintained if they are not more than 48 inches above the finished floor and the replacement/insert construction will not increase the height of the bottom of the window opening from the finished floor. When the existing height exceeds 48 inches, the window shall be installed so that the new bottom-of-opening height conforms to the 44-inch maximum height stipulated in Section R310.1 of the 2013 CRC (2012 IRC).

3. **Light, ventilation & safety glass:** All windows undergoing replacement shall be installed to ensure that original light and ventilation provisions are maintained. Window replacements involving locations, size, type, style, or framing modifications shall conform to the minimum light/ventilation standards contained in Section R303 of the 2013 CRC (2012 IRC). All replacement windows that are installed in a hazardous location as defined in Section R308 of the 2013 CRC must be fitted with labeled safety glass in accordance with Section 3407.1 of the 2013 California Building Code that stipulates: "The installation or replacement of glass shall be as required for new installation"

## WINDOW EGRESS REQUIREMENTS



## SAFETY GLAZING REQUIREMENTS

When changing or replacing residential windows, attention must be paid to the applicable safety glazing requirements in section R308 of the 2013 California Residential Code. The most common areas to address are those around doors, stairs and stair landings, walking surfaces, and bathtubs/showers.

### Windows Adjacent to Doors

Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-in arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60-in above the walking surface.

### Windows Near Stairs and Landings

Glazing in walls enclosing a stairway's landings or within 5-ft of the bottom and top of stairways where the bottom edge of the glass is less than 60-in above a walking surface.

This also applies to exterior stairs and porches that serve as landings.

### Walking Surfaces

Individual fixed or operable panel that meets **all** of the following criteria:

1. The exposed area of an individual pane is greater than 9 sq. ft.
2. The exposed bottom edge is less than 18-in above the floor.
3. The exposed top edge is greater than 36-in above the floor.
4. One or more walking surfaces is within 36-in horizontally of the plane of the glazing.

### Bathtubs and Showers

Safety glazing is required in walls and doors enclosing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers if the bottom exposed edge of the glazing is less than 60-in above a standing surface and drain inlet.

Please see "Safety Glazing Requirements" handout for more information and diagrams regarding these and other safety glazing requirements.

EXAMPLES OF BEDROOM WINDOW EGRESS: MIN. CLEAR OPEN HEIGHT & WIDTH REQUIREMENTS TO MEET REQ'D 5.7 SQ. FT.

WIDTH	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0
HEIGHT	41.0	40.0	39.5	38.5	37.5	36.5	35.5	35.0	34.5	33.5	33.0	32.5	31.0	31.0	30.5	30.0	29.5	29.0	28.5	28.0	27.5	27.0	26.5	26.5	25.5	25.5	25.0	24.5	24.0

EXAMPLES OF GRADE-FLOOR\* BEDROOM WINDOW EGRESS TO MEET REQ'D 5.0 SQ. FT: MIN. CLEAR OPEN HEIGHT AND WIDTH

WIDTH	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0
HEIGHT	36.0	35.2	34.3	33.5	32.8	32.0	31.3	30.7	30.0	29.4	28.8	28.3	27.7	27.2	26.7	26.2	25.8	25.3	24.9	24.5	24.0

\*a grade-floor opening is a window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.