WINDOW REPLACEMENT REQUIREMENTS

COMMUNITY DEVELOPMENT DEPARTMENT • BUILDING DIVISION
ALBERT SALVADOR, P.E., C.B.O., BUILDING OFFICIAL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
(408) 777-3228 • FAX (408) 777-3333 • building@cupertino.org

PURPOSE

The purpose of this guideline is to clarify the minimum building code requirements when repairing, replacing or adding windows in a residential building. Structural plans and calculations may be required if window/door openings are added to an existing lateral resisting element (shearwall).

PLAN REQUIREMENTS

1. Provide a completed building permit application.
2. Provide three sets on minimum 8-1/2" x 11" sheets of completely dimensioned floor plans showing the size, type and/or location of all new or replacement/repaired windows. Floor plan shall specify the use of all existing rooms.
3. Owner-Builder Disclosure Form (for property owners applying for their own building permit)
4. Provide structural plans and calculations if window/door opening is (are) being added to an existing shearwall and the overall design does not meet the conventional construction requirements of the California Building Code.

GENERAL INFORMATION – EMERGENCY ESCAPE AND RESCUE OPENINGS

- Per the 2013 CRC Section R310 and 2013 CBC Section 1029, provisions shall be made for emergency escape and rescue in Group R occupancies. These requirements also applies to replacement windows per 2013 CBC Section 3407.

- Every sleeping room shall have at least one exterior emergency escape and rescue opening or exterior door approved for egress or rescue.

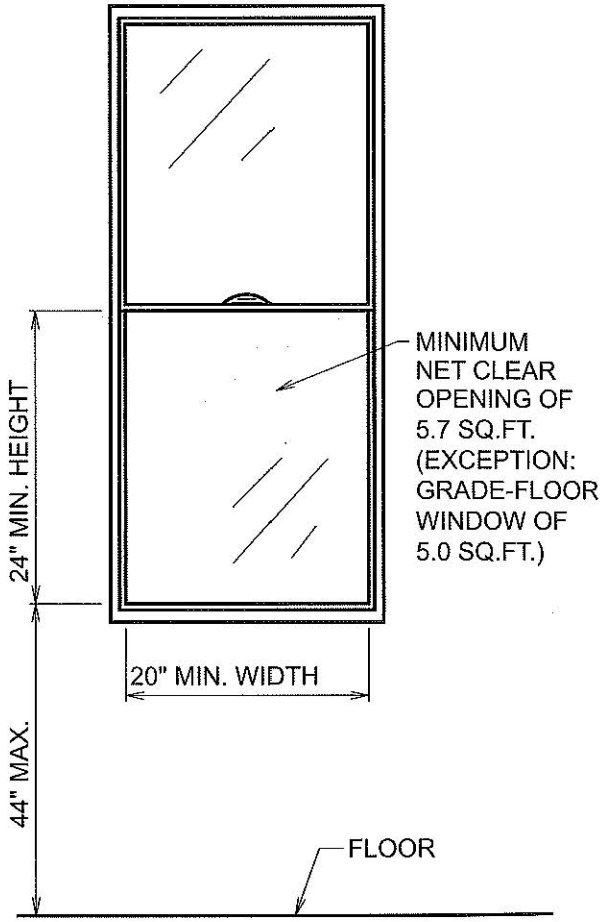
- All emergency escape and rescue openings from sleeping rooms shall have a net clear opening of 5.7 square feet, except that the minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet.

- The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.

- Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

- Bars, grills, grates or any similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the opening requirements of the egress window and such device shall be releasable or removable from the inside without the use of a key, tool, special knowledge or effort or force greater than that which is required for normal operation of the escape and rescue opening.

- Bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department.



MIN. WIDTH/ HEIGHT EMERGENCY ESCAPE AND RESCUE WINDOWS (5 SQ. FT.)

[Specify WIDTH to calculate minimum HEIGHT]

WIDTH: 20.0 inches (20" minimum)

HEIGHT: 36.0 inches

MIN. WIDTH/ HEIGHT EMERGENCY ESCAPE AND RESCUE WINDOWS (5.7 SQ. FT.)

[Specify WIDTH to calculate minimum HEIGHT]

WIDTH: 20.0 inches (20" minimum)

HEIGHT: 41.0 inches

FEE ESTIMATE FOR WINDOW AND/OR SLIDING GLASS DOOR (NEW OR REPLACEMENT):
To determine the permit fee, download the Fee Estimator from the City's website.

INSTRUCTIONS TO CALCULATE FEE:

Select 'Building Permit' for PERMIT TYPE.
Specify VALUATION of project.
Select 'Window / Sliding Glass Door' in MISC ITEMS in bottom right hand section of form.
Specify Quantity of windows or sliding glass doors to be replaced.

The calculated fees are only an estimate. Contact the Bldg Dept for additional info.

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