



# City of South Lake Tahoe

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## WINDOW CHANGE-OUT PERMIT PROCEDURE

**Effective Date 1/1/2013 & Energy Code Updates Effective 7/1/2014**

The State of California Building Code requires a permit to change out windows in existing buildings. This would apply to a single window or a complete house package even when it is done "like for like". The following code requirements from the California Residential Code (CRC) would apply:

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|---|---------------------------|
| 1. Hazardous locations would require tempered windows.      | CRC Section R308          |
| 2. Window guards where applicable.                          | CRC Section R612.2        |
| 3. Installation of windows per manufactures specifications. | CRC Section R612.1        |
| 4. Smoke and Carbon Monoxide Alarms to current code.        | CRC Section R314.6a-1     |
| 5. Comply with Energy Standards, minimum .35 U value.       | CRC Energy Code T-150.1-A |
| 6. Solar Heat Gain Coefficient SHGC rating of .36           | CRC Energy Code T-150.1-A |

### Details of Requirements:

1. When windows are located in certain areas they must be tempered safety glass. See CRC R308 for complete details. General requirements are as follows:
  - Within 24 inches of the arc of a door in the closed position, either jamb side.
  - Within enclosures and walls facing tubs, showers, hot tubs and spas where the edge of the glazing is less than 60 inches measured vertically above the standing surface.
  - Within 36 inches of stairways, landing and ramps measured horizontal and 60 inches vertically.
2. In dwelling units where the opening of an operable window is located more than 72 inches above a surface and a clear opening is less than 24 inches above the finish floor, a window guard is required. The clear space opening space shall be limited to a maximum of four inches to the 24 inch mark.
3. Windows must be installed correctly to prevent water intrusion. Manufacture specifications must be on site to verify compliance. An inspection will be done to verify proper installation. If a CA Licensed Contractor pulls the permit, a window verification form will be allowed for the installation inspection.
4. Smoke Detectors and CO Alarms shall be installed to current code whenever a permit is issued. Carbon Monoxide Alarms shall be installed on each floor and any bedroom with a gas appliance in it. Smoke alarms shall be installed in every bedroom, hallway leading to bedrooms, and on each floor. These added alarms may be battery operated. Conventional ionization smoke alarms that are solely battery powered shall be equipped with a ten-year battery and have a silence feature.
5. All windows must meet the minimum U value for climate zone 16 which is .35. This will be verified on site with the final inspection or the rough in for homeowners.

This handout is a condensed version of the requirements. Please refer to the above referenced code sections for complete details and if you have any questions please ask our staff for clarification.

Community Development Department • Building & Safety Division

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