



## BUILDING & SAFETY DIVISION

## WINDOW AND DOOR REPLACEMENTS

### RESIDENTIAL PROPERTIES

A building permit is required for all window and exterior door replacements [CBC2402]. A simple floor and plot plan is required for review and permit issuance. The plan shall depict the existing windows as well as the size and type of the replacement window(s). Replacement windows shall be exempt from the maximum sill height requirements if the replacement window is the manufacturers largest standard size window that will fit within the existing frame or rough opening, and is of the same operating style. [CRC310.2.5]

### PLANNING REVIEW:

Planning Division review and approval required for all window replacements, prior to Building & Safety Division submittal. Inquire with Planning@rpvca.gov or 310-544-5287

### MINIMUM WINDOW REQUIREMENTS

- All rooms used for sleeping purposes shall have one complying Escape/Rescue window meeting ALL the following minimum requirements. [CRC319.2]
  - Net clear openable space of 5.7 sq ft (5.0 sq ft minimum at grade floor openings)
  - Net clear openable height of 24 inches
  - Net clear openable width of 20 inches
  - Maximum finished sill height of 44 inches
- The aggregate (total) glazing area for a Habitable Room shall not be less than 8 percent of the floor area of the room.(Natural Light Calculations) Habitable rooms must provide openings that total no less than 4 percent of the floor area of the room being ventilated. (Natural Ventilation Calculation) [CRC325.1.1-1.2]
- All new windows and window replacements must meet the following minimum energy requirements [CA Energy Code 140.3]:
  - U-factor : Maximum 0.40
  - RSHGC : Maximum 0.30
- NFRC Labels are required to remain on windows for verification by the building inspector. [CBC2403.1]
- Weather resistant barriers are required to be maintained or replaced for verification by the building inspector.
- Bay windows and similar assemblies require the manufacturer's listed (UL, ICC, or equiv.) installation instructions.
- Safety glazing or tempered glass is required in hazardous locations per [CRC324]
- **At least one pane of all new windows MUST be tempered glass per California Building Code Chapter 7A.** *Glazed/tempered glass is also required within 18" of a walking surface that is over 9 sq. ft. in size; upper edge is over 36" above floor; or if adjacent to a tub/shower and within 60" of the floor.*
- All exterior doors require an exterior light switched from inside. [CEC 210.70(A)(2)]
- Additional requirements when changing a window to a sliding door. [CRC311.3]:
  - A landing with a minimum 3 ft depth and a width equal to or greater than that of the door.
  - A door may swing over a landing that is level with the interior.
- Please note that electrical permits will be required if moving electrical wiring or adding lights.



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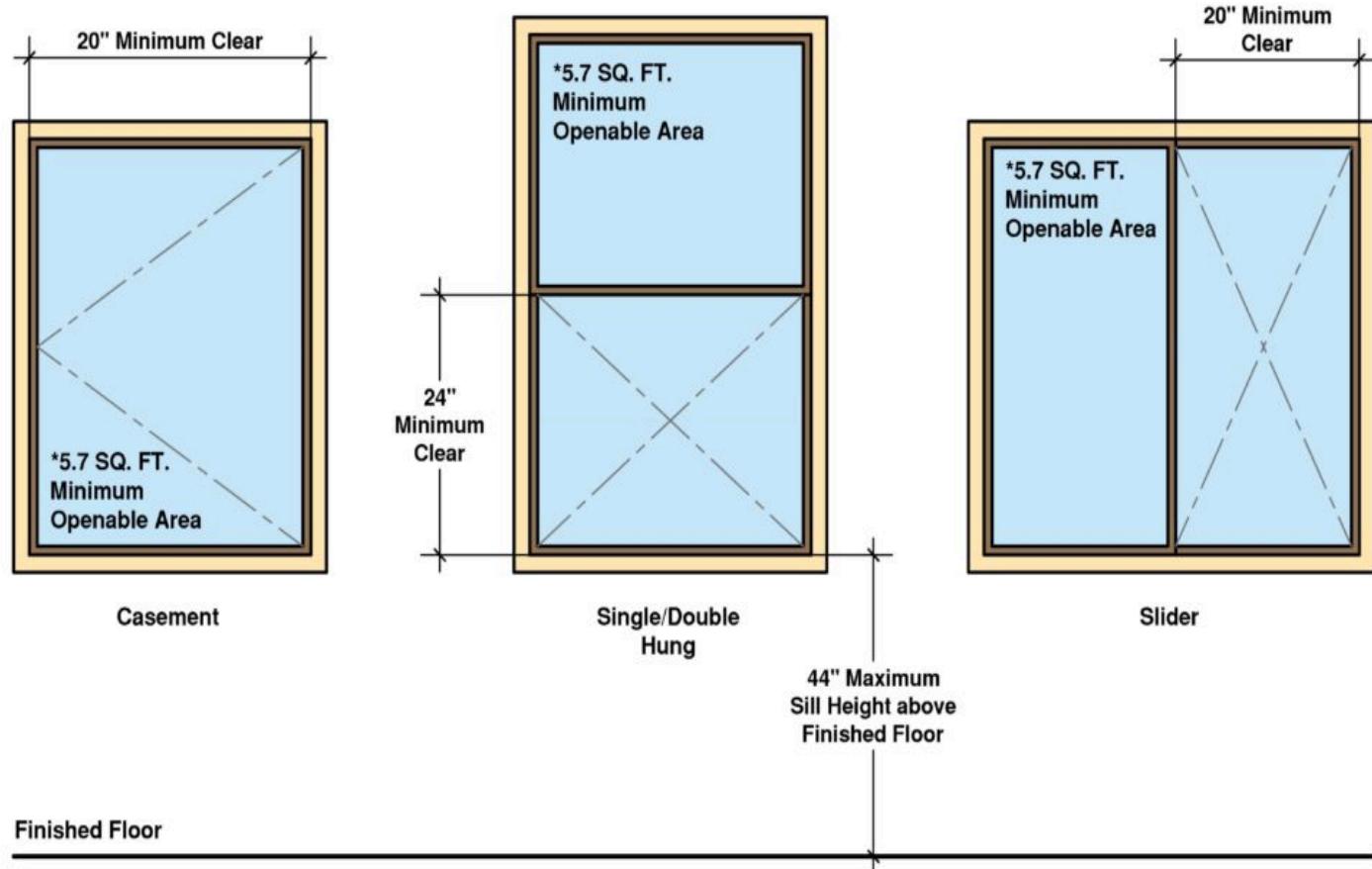
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275  
310-544-5280 - [Buildingsafety@rpvca.gov](mailto:Buildingsafety@rpvca.gov)

## INSPECTIONS:

- Framing and window flashing
- Stucco lath repair
- Rough electrical prior to insulation and/or drywall, if moving outlet or adding a switch and outside lights.
- Final inspection

## NOTE:

Using both the minimum sizes for width and height will not meet the required minimum area (5.7 sq ft; 5.0 sq ft at grade).



\* Exception: 5.0 SQ. FT. allowed if located at grade floor or below grade.



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