

Commercial Door & Window Replacement

1. Are any of the glazing installations in a Hazardous location?

- No- Yes- Please provide safety glazing.

o **Safety Glazing is required. IBC 2406** (Numbers in *Bold Italic* refer to Sections of the *2015 International Building Code*, or *International Energy Conservation Code*, available for review at the Development Services Department.)

Some typical hazardous locations include:

- Glazing in doors.
- Glazing within 24 inches of a door.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers.
- Glazing adjacent to stairways, landings and ramps:
 - Within 36 inches horizontally of any walking surface.
 - Within 60 inches horizontally of the bottom tread of a stairway.

2. Will there be any modifications in windows or doors, changing style, adding, removing, relocating, or enlarging/reducing size?

- No- Yes- Please provide details.

o **Opening dimensions for emergency egress from sleeping rooms or basement with habitable space. IBC 1030**

- 5.7 Square feet of net clear opening from any sleeping room or basement.
 - Exception: Grade openings shall have a minimum net clear opening of 5.0 s.f.
- Minimum net clear opening height shall be 24 inches.
- Minimum net clear opening width shall be 20 inches.
- Sill height shall not be more than 44 inches above the floor.
- Window wells with a depth greater than 44 inches shall have a permanent steps or ladder

The net clear opening dimension shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.

o **Light and natural ventilation minimum requirements. IBC 1205**

- All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms.
- The minimum openable area to the outdoors shall be 4 percent of the floor area.

o **Any changes in the rough framing or opening size** will require Structural Review.

- Section and/or Elevation drawings will be required, detailing:
 - The number of floors above the opening
 - Wall construction
 - Header or lintel sizes
 - Load path to bearing soil.
 - Elevations to finished floor and/or exterior grade

If the old window does not currently comply, replacement that does not make the condition worse may be allowed at the discretion of the Code Official, upon written request.

3. Will any of the windows be projecting: box, bow, bay, garden, or greenhouse, or are window wells being added?

No- Yes- Please provide details.

o **Windows that project out from the face of the house** (Greenhouse, Garden, Bay, Bow, or similar) will require both Structural review and Zoning review.

Section and/or Elevation drawings will be required, detailing:

- The number of floors above the opening
- Wall construction and attachment details
- Header or lintel sizes
- Load path to bearing soil.
- Elevations to finished floor and/or exterior grade
- Roofing, flashing and similar details will be required

A Plat of Survey will be required to locate the projecting window in relation to the adjacent lot lines.

o **Windows wells** will require both Structural review and Zoning review.

Section and/or Elevation drawings will be required, detailing:

- Elevations to finished floor and/or exterior grade
- Window well construction, including drainage
- Window wells with a depth greater than 44 inches shall have a permanent steps or ladder

A Plat of Survey will be required to locate the window wells in relation to the adjacent lot lines.

4. Please provide the Energy Efficiency Performance (U-factor & air leakage) for each window and exterior door to be installed.
IECC-C402

o Windows & Doors U-factor ***IECC Table C402.4***

o Skylights U-factor ***IECC Table C402.4***

o Air leakage U-factor ***IECC Table C402.5.2***

5. All egress door locks readily openable from inside the dwelling without the use of a key or special knowledge or effort? (Double sided deadbolts are prohibited.) *IBC 1010.1.9*

Yes- No- Please provide proper lock.

Please take the time to be sure that the new windows and doors meet these requirements. When the project is finished and inspected, all applicable requirements of the code must be met prior to final approval.