

WINDOW REQUIREMENTS

Permits

- The installation or replacement of a window or windows requires a permit and inspection. This includes retrofit windows in existing frames.
- Daly City issues window permits to a California Licensed Contractor. A homeowner who is capable of doing the work may obtain a window permit. or they are issued to a California licensed contractor with a current Daly City business license.

Egress Windows

- Windows may be replaced in kind in bedrooms provided:
 - 1) The existing window/s met egress requirements of the code in effect at time the building was constructed.
 - 2) The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area within the existing window.
 - 3) The replacement window is made compliant with current code if it can be made so by changing its type or configuration and structural or framing changes are not required, but may be made voluntarily. Lowering the sill height where the bottom of the clear opening of the window is not greater than 44 inches measured from the finish floor.

Example 1: An XO bedroom window has only a 16-inch operable width. It shall not be replaced in kind. An XO window with a code complying 20-inch width is needed.

Example 2: A two-foot wide by four-foot tall single-hung window is removed. It shall not be replaced in kind. A casement window is needed that will provide the code required minimum 20-inch operable width, 24-inch height and 5.7 square foot area.

- To meet current egress requirements, **all** of the following must be met:
 - 1) A finished sill height shall have the bottom of the clear opening of the window not greater than 44 inches measured from finish floor.
 - 2) A minimum opening of **5.7 square feet** net clear area.
 - 3) A minimum net clear opening dimension of 20" in width.
 - 4) A minimum net clear opening dimension of 24" in height.

Note: The minimum dimension in both directions will not meet the egress area requirement, refer to chart for combination

- Changes in the size of the window opening will require the window(s) meet current egress requirements. Window openings that are altered will require appropriate inspections such as frame, insulation, shear wall, sheetrock, stucco wrap and wire, scratch coat, and final.
- Security bars shall not be installed over egress windows unless the security bars are designed to be operable without the use of a special tool, such as a key, and without any special knowledge or effort.

Safety Glazing-Windows

- Glazing less than 60" above the drain inlet in hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be tempered.
- Glazing in fixed or operable panels adjacent to a door, where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position **and** where the

bottom exposed edge is less than 60" above the walking surface, shall be tempered.

- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top stairways where the bottom edge of the glass is less than 60" above a walking surface shall be tempered.
- Glazing in individual fixed or operable windows shall be safety type if the window in question meets **all** of the following conditions:
 - 1) The exposed area of the individual pane is greater than 9 square feet.
 - 2) The exposed bottom edge is less than 18" above the floor.
 - 3) The exposed top edge is greater than 36" above the floor.
 - 4) There are one or more walking surfaces within 36" horizontally of the plane of the glazing.

Window Fall Protection

Where the top of the sill of an operable window opening is located less than 24 inches above the finish floor and greater than 72 inches above the finish grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

- 1). Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in it largest opened position.
- 2). Operable windows that are provided with window fall prevention devices that comply with ASTM F2090
- 3). Operable windows that are provided with window opening control devices. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening of the window unit to be less than the area required for a minimum bedroom window opening.

Smoke Alarms

- Where alteration, repairs or additions requiring a permit occur, or where on or more sleeping room are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on each additional story including basement and habitable attics
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- Battery-operated smoke alarms are adequate in existing rooms but cannot be used to replace hardwired smoke alarms.
- Smoke alarms require inspection to verify installation, location and operation.

Carbon Monoxide Alarms

California Health and Safety Code 17926 require carbon monoxide devices shall be installed in all existing dwelling units where:

- 1). The dwelling unit contains a fuel-fired appliance or fireplace.
- 2). The dwelling unit has an attached garage with a opening that communicates with the dwelling unit.
- 3). Where an alteration, repairs and additions is made to an existing dwelling unit, or a fuel-burning heater, appliance or fireplace is added to an existing dwelling, not previously required to be provided with such alarms shall install carbon monoxide alarms at the following locations:
 - 3.1). Outside of each sleeping area in the immediate vicinity of the bedroom.
 - 3.2). On every occupiable level of a dwelling unit, including basement.
 - 3.3). Where a fuel burning appliance is located within a bedroom or its attached bathroom.

Carbon monoxide alarms must be approved by the State Fire Marshall.

EGRESS WINDOW OPENING SIZE CHART

Area in Square Feet

(Inches) Height	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	
20																				
21																		5.69	5.83	
22															5.81	5.69	5.83	5.98	6.13	
23														5.75	5.81	5.96	6.11	6.26	6.42	
24													5.83	6.00	6.07	6.23	6.39	6.55	6.71	
25										5.73			6.00	6.17	6.33	6.50	6.67	6.83	7.00	
26									5.78	5.96			6.25	6.42	6.60	6.77	6.94	7.12	7.29	
27								5.81	6.00	6.19			6.75	6.94	7.13	7.31	7.50	7.69	7.88	
28							5.83	6.03	6.22	6.42			7.00	7.19	7.39	7.58	7.78	7.97	8.17	
29							5.84	6.04	6.24	6.44			7.25	7.45	7.65	7.85	8.06	8.26	8.46	
30							5.83	6.04	6.25	6.46			7.50	7.71	7.92	8.13	8.33	8.54	8.75	
31							6.03	6.24	6.46	6.67			7.75	7.97	8.18	8.40	8.61	8.83	9.04	
32							6.22	6.44	6.67	6.89			8.00	8.22	8.44	8.67	8.89	9.11	9.33	
33							6.42	6.65	6.88	7.10			8.25	8.48	8.71	8.94	9.17	9.40	9.63	
34							6.61	6.85	7.08	7.32			8.50	8.74	8.97	9.21	9.44	9.68	9.92	
35							6.81	7.05	7.29	7.53			8.75	8.99	9.24	9.48	9.72	9.97	10.21	
36							7.00	7.25	7.50	7.75			9.00	9.25	9.50	9.75	10.00	10.25	10.50	
37							7.19	7.45	7.71	7.97			9.25	9.51	9.76	10.02	10.28	10.53	10.79	
38							7.39	7.65	7.92	8.18			9.50	9.76	10.03	10.29	10.56	10.82	11.08	

Blank area does not comply with California Building Code.

WINDOW REQUIREMENTS

SMOKE and CARBON MONOXIDE ALARMS



BUILDING DIVISION
CITY OF DALY CITY
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