



CITY OF COVINA

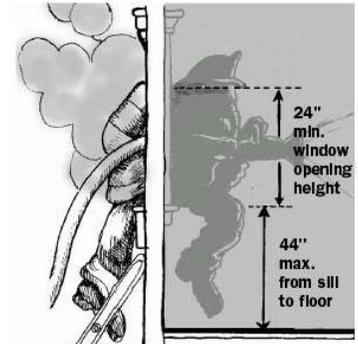
Community Development Department, Building Division

RESIDENTIAL INSTALLATION GUIDE FOR REPLACEMENT WINDOWS

Building permits are required for all window replacements where structural framing is altered to accommodate the installation of new window(s) or where the exterior finish is removed to accommodate the alteration or where the interior finish is removed to accommodate the alteration. Such window replacements shall comply with the California Energy Efficiency Standards.

Window replacements which do not affect structural framing, exterior or interior finishes will not require permits.

If permits are required based upon the guidelines above, then the following elements would be reviewed during City field inspection.



Emergency Egress

- Egress windows: are specifically sized and required in every room used for sleeping purposes on any floor below the fourth story including basements (CBC §1026.1).

Exception: Bedrooms with exit doors opening directly to the exterior of the building (CBC §1026.1.4).

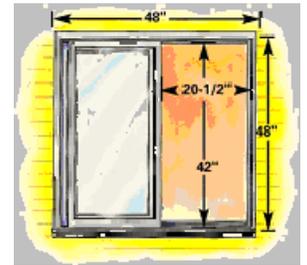
Minimum width of opening: 20 in.

Minimum height of open opening: 24 in.

Minimum sill height above finished floor: 44 in.

Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)

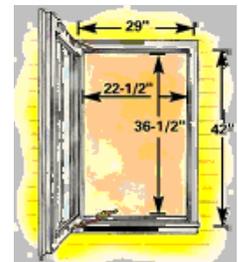
Please note that the net clear opening must meet the minimum height and width requirements in table 1E below to calculate out to 5.7 sq. ft.



Natural Ventilation

- Natural ventilation (windows, doors louvers): minimum openable area to outdoors shall be 4% of the floor area being ventilated OR ventilated by engineered mechanical means (CBC §1203.4; CMC §402.2).

Note: Adjoining spaces used to satisfy natural ventilation requirements shall have a common unobstructed opening with an area not less than 8% of the interior room or space, but not less than 25 square feet. Openable area for natural ventilation shall be based on the combined or total floor area being ventilated (CBC §1203.4.1.1).



- Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated in accordance with the California Mechanical Code (CBC §1203.4.2.1).
- Increased opening areas are required for natural ventilation acquired through covered patios and porches (CBC §1203.4.1.1).

Natural Light

- Natural light: the minimum net glazed area shall not be less than 8% of the floor area of the room served.
Note: Adjoining spaces used to satisfy natural lighting requirements shall have ½ of the common wall area open and unobstructed with an opening not less than 1/10 the floor area of the interior room or 25 square feet, whichever is greater. (CBC §1205.2; CBC §1205.2.1)
- Increased net glazed areas are required for natural lighting acquired through covered patios and porches (CBC §1205.2.1).

References: 2007 California Mechanical Code (CMC); 2007 California Building Code (CBC)

Table 1E

Bedroom-Window Egress: Min. Height and Width Requirements (in inches)																													
Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
Height	41	40	39½	38½	37½	36½	35½	35	34½	33½	33	32½	31½	31	30½	30	29½	29	28½	28	27½	27	26½	26½	25½	25½	25	24½	24