



CITY OF LODI  
COMMUNITY DEVELOPMENT DEPARTMENT  
221 WEST PINE STREET  
LODI, CA 95240  
(209) 333-6714 FAX (209) 333-6842

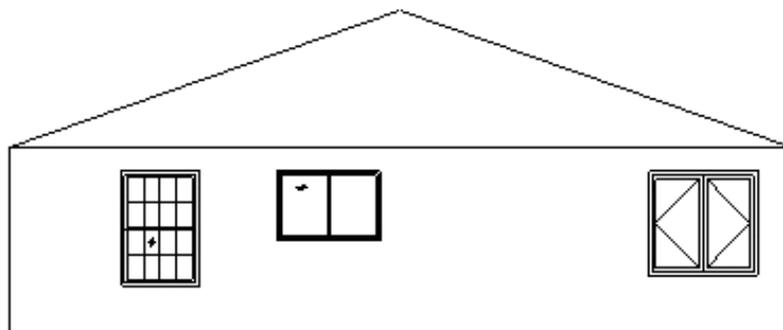
Window Replacement

- Permits are required for all residential window replacements and must meet natural light and egress requirements.
- Permit type is “RESADDRP” (Building Inspection Division use only).
- Fee based on contract valuation. Permit based on value of ALL proposed work, ie. stucco, structural repairs, etc.
- Give applicant window replacement handout.
- Inform applicant that window U-factor (measure of rate of non-solar heat entering building) must be .57 or lower. Proof of U-factor sticker – do not remove from window prior to inspection approval.
- Inform applicant that the **Solar Heat Gain Coefficient**, aka: “**SHGC**” (the percentage of solar heat entering the building) must be .40 or less. Proof of SHGC sticker – do not remove from window prior to inspection approval.
- If there is a pool or spa within five (5) feet of the window, the window must be safety glazed.
- Applicant must submit 2 copies of the CF-1RA form and two (2) floor plans with the following information:
  1. Emergency egress (See Page 4 for requirements)
  2. Current size & location of window
  3. Proposed location and size of window
  4. Smoke detectors (if valuation is over \$1,000) must be placed in every bedroom and in hallway leading to bedrooms (if the room leading to hallway is a cathedral ceiling over 2 feet high, there must be a smoke detector).
  5. Show location of smoke detectors.

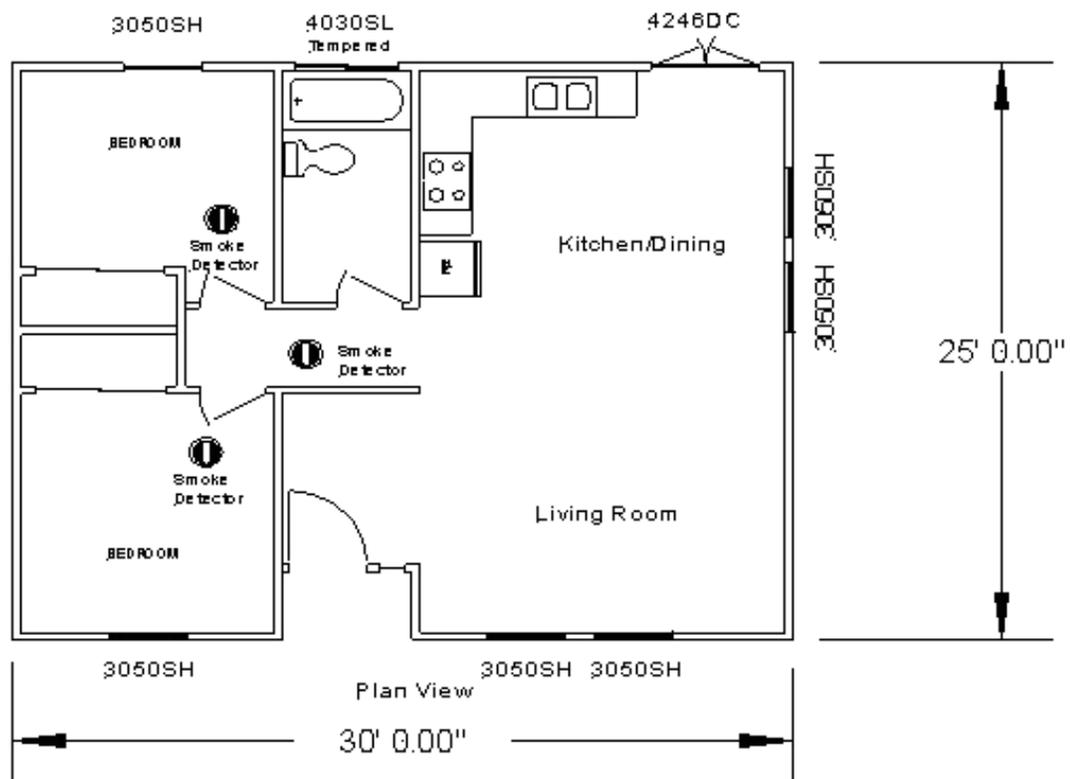
*CBC Section 907.2.10.52 Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, smoke detectors shall be installed in accordance with Sections 907.2.10.5.2 and 907.2.10.1.2*

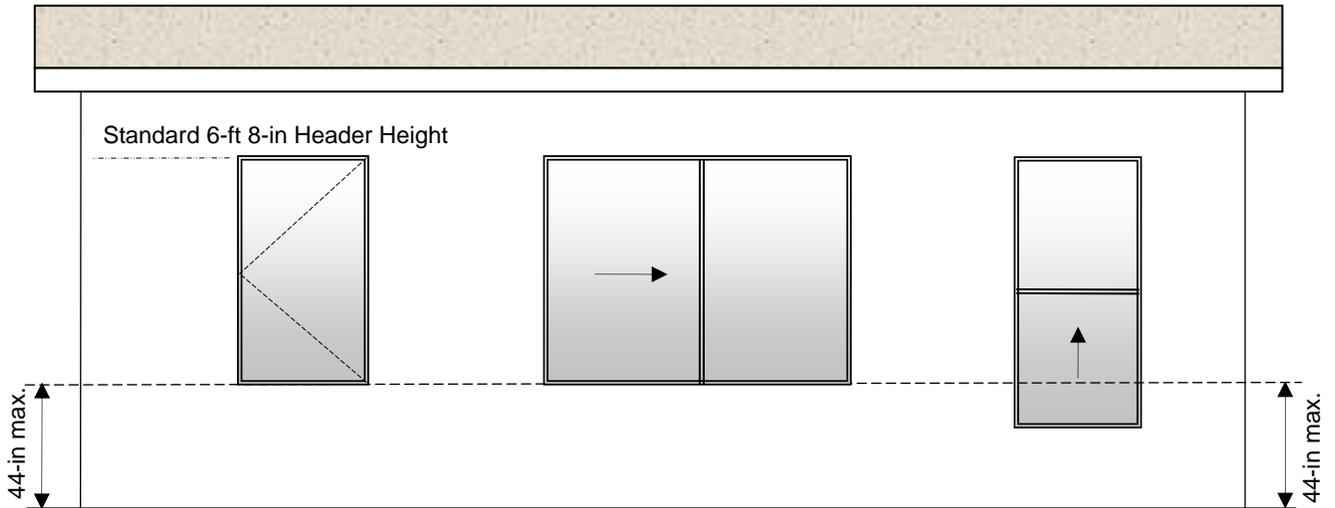
*CBC Section 907.2.10.1.2 Location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.*

Elevation View	Plan View	Type	Size	Label on Plans
		Single Hung	3'-0" wide by 5'-0" high	.3050SH
		Horizontal Slider	4'-0" wide by 3'-0" high	4030SL
		Double Casement	4'-2" wide by 4'-6" high	4246DC



Elevation View



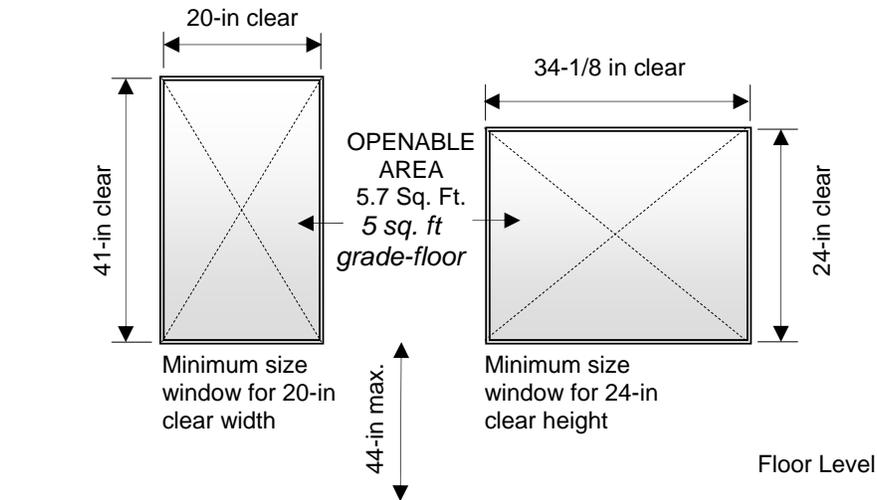


**SINGLE CASEMENT:**  
 2-4 x 4-0  
 2-6 x 3-6  
**DOUBLE CASEMENT:**  
 4-8 x 4-0  
**CASEMENT/FIXED COMBO:**  
 7-0 x 4-0

**SLIDER:**  
 4-0 x 4-0  
 5-0 x 3-6  
 6-0 x 3-0  
**SLIDER/FIXED COMBO:**  
 8-0 x 4-0  
 10-0 x 4-0  
 12-0 x 3-0

**SINGLE/DOUBLE HUNG:**  
 3-0 x 5-0  
 3-0 x 5-6  
 3-4 x 5-0  
 3-8 x 5-0  
 4-0 x 5-0

**EMERGENCY ESCAPE/EXIT WINDOWS – ELEVATION**



- 20-in Min. Clear Width
- 24-in Min. Clear Height
- 5.7 Sq. Ft. Min. Openable Area
- 5 sq. ft min Open Area for grade-floor openings

## Current 2007 CBC Requirements

Basements and sleeping rooms below the fourth story shall have at least one exterior emergency escape and rescue opening. Such openings shall 1) open directly into a public way, yard, or court that opens to a public way, 2) have a minimum net clear opening area of 5.7sqft [5sqft for grade-floor level openings], with minimum net clear dimensions of 24" opening height and 20" of opening width, and 3) the bottom of the net clear opening not more than 44" above the floor. 2007 CBC, Sections 1026.1, 1026.2, 1026.3

## 2007 CBC, Chapter 34 Existing Structures/Alterations and repairs

An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33. 2007 CBC, Section 3410.2.4

It is the experience of this jurisdiction that many replacement/retrofit window assemblies and products, when installed into previously complying window openings, increase the original opening height, decrease the original opening size or both.

If the Contractor can demonstrate that the existing egress window in the sleeping areas met the Building Code egress requirements enforced at the time the structure was built, and the replacement/retrofit window assembly will not increase the opening height or decrease the required opening size of those Code requirements, then he/she will not be required to bring the egress windows to current requirements, provided the following conditions are met:

- 1) At the time the permit is applied for the applicant will: a) include in the "Scope of Work" on the Permit Application, a statement "The egress windows will meet the code requirements enforced at the time the structure was built. The structure was built in 19XX.", b) submit a floor plan indicating the locations of all emergency egress windows and provide measurements of the bottom of the opening height from the finished floor and the openable area of each emergency egress window, c) pay an additional inspection fee of 1/2 hour (\$67.50).
- 2) Before any work is done, the applicant shall schedule the inspection. The Building Inspector will verify that the opening height and size shown on the floor plan match the actual conditions in the structure.
- 3) At the Final Inspection, the Building Inspector will verify that original opening height and size did not vary from the original documented measurements.

### City of Lodi Emergency Egress Window Requirements by Year

Date of Permit Application	Code	Section	Sill Height	Net Opening	Minimum Height	Minimum width
Before 10/16/1964	Various	No requirement	No requirement	No requirement	No requirement	No requirement
10/16/1964-3/4/1969	UBC 1964	3320.0	48 in	5 ft <sup>2</sup>	24 in	24 in
3/5/1969-8/2/1974	UBC 1967	3320.0	48 in	5 ft <sup>2</sup>	22 in	22 in
8/3/1974-6/30/1977	UBC 1973	1404.0	48 in	5 ft <sup>2</sup>	22 in	22 in
7/1/1977-5/22/1980	UBC 1976	1404.0	44 in	5.7 ft <sup>2</sup>	24 in	20 in
5/23/1980-1/19/1996	Various	1204.0	44 in	5.7 ft <sup>2</sup>	24 in	20 in
1/20/1996-1/1/2008	Various	310.4	44 in	5.7 ft <sup>2</sup>	24 in	20 in

### Installing Windows without a Permit

The City of Lodi's violation fee for commencing work before obtaining a permit is 9 times the building permit fee, not to exceed \$1,000.00.