

COUNTY OF PLACER Community Development Resource Agency

BUILDING

Administrative Policy Window Replacement

TO:

Building Department Staff

From:

Building Inspector, Jim Weber

Approved:

Chief Building Official, Bob Martino

Effective Date: April 14, 2008

ISSUE:

Provide a policy for the staff and public to determine when a permit is required for window replacements.

BACKGROUND/HISTORY:

Clarification is needed to determine at what point window replacements need a permit and when egress issues are to be addressed.

POLICY:

A building permit shall be required when:

- Window replacements where the wall framing of the building is altered in order to install the window (the window frame consists of the header, king studs, trimmers, cripple studs, sill, and associated supports). The window will be required to meet current code.
- ❖ If window replacement is included as part of another permit(remodel, addition, etc.) and where the wall framing of the building is altered in order to install the window, the window must meet the current adopted code requirements.

A building permit shall not be required when:

- Insert type retrofit windows that install without removing the existing perimeter frame or fin attached to the building.
- * Replacement of glass, or glass panels.
- Window replacements where the wall finish is removed only to the extent to facilitate the removal of the window fin, frame or flashing.

NOTE: When a permit is required and the cost of the work is \$1,000 or more, smoke detectors shall be installed to the extent the current adopted code dictates.