



City of Grover Beach Building Division RESIDENTIAL WINDOW AND DOOR REPLACEMENT

154 South Eighth Street, Grover Beach, CA 93433 – Phone (805) 473-4520 – www.groverbeach.org

A building permit is required for the replacement of windows and doors where it requires the removal of the stucco, siding, trim or the weather resistive barrier. *Permits are not required for retrofit windows which are installed within the existing frame without disturbing the waterproof seal, stucco, or siding.*

To obtain a window and/or door permit a general floor plan must be submitted showing the following information:

1. Use and location of the spaces and proposed window and exterior door locations, i.e., bedrooms, bathrooms, kitchen, etc.
2. Denote the size of the existing windows, operation, and sill height Above Finished Floor, i.e., 3060SH @ 48”A.F.F and the size of the existing exterior doors , i.e. 3068 and denote the direction of the swing. See page 2 to find the minimum emergency egress window requirements for the year your house was permitted.
3. Denote the size and operation of the proposed windows, i.e., 4060SL. The 40 denotes a width of 4’-0”. A slider 4’6” wide by 3’-8” high would be a 4638SL. Use SH for single hung, DH for double hung, SL for slider, C for Casement. Denote the size of the proposed exterior doors, i.e. 3068 for 3’ wide by 6’-8” and direction of the swing on the floor plan.
4. Identify type of window, for instance: dual glazed, vinyl. Or dual glazed wood Identify max. U-factor; in order to comply with California’s current energy code requirements new windows and glazing must be dual pane having a U-factor of 0.67 or less; as of August 1, 2009, the U-factor will be 0.40 or less. This generally requires that vinyl framed windows be used. (Unheated spaces such as garages can be single glazed with aluminum frames)
5. Safety glazing or tempered glass identified to be installed at the following locations:
 - a.) Within a two-foot arc of either vertical edge of a door in a closed position and where the bottom exposed edge of the window is less than 60 inches above the walking surface.
 - b.) Glazing adjacent to stairways within 60 inches horizontally of the bottom tread where the bottom edge of the window is less than 60 inches above the bottom tread or within 36 inches horizontally of the walking surface of landings, stairways or ramps where the glazing is less than 60 inches above the plane of the walking surface.
 - c.) Glazing within a portion of wall enclosing a tub/shower where the bottom exposed edge of window is less than 60 inches above the standing surface and drain inlet.
 - d.) Any glazing meeting all of the following conditions:
 - Exposed area of an individual pane greater than nine square feet
 - Exposed bottom edge is less than 18 inches above the finished floor

- Exposed top edge is greater than 36 inches above the finished floor
- Where a walking surface is within 36 inches horizontally of the glazing

Replacement windows in sleeping rooms cannot offer less egress than the existing windows. However, if you alter the framing of the window openings you must comply with the emergency egress requirements of the code that is currently in affect.

Based on the California and Uniform Building codes:

<u>Year</u>	<u>Section</u>	<u>Net clear Opening Minimum Dimension</u>	<u>Maximum sill height above finished floor</u>
2008- Present	1026.1	5.0sqft, 5.7 above grade-floor 20"wx24"h	44"
1994-2007	310.4	5.7sqft 20"wx24"h	44"
1979-1993	1204	5.7sqft 20"wx24"h	44"
1976-1978	1404	5.7sqft 20"wx24"h	44"
1970-1975	1404	5.0sqft 22" min. each way	48"
1964-1969	3320	5.0sqft 22" min. each way	48"
1946-1963	1405	1/8 the room floor area, 50% must be operable and not less than 6sqft	N/A
1930-1945	1405	**1/8 floor area of the room	N/A

*** Total Window area of not less than 1/8 the floor area of the room. No specific requirement to be operable.*

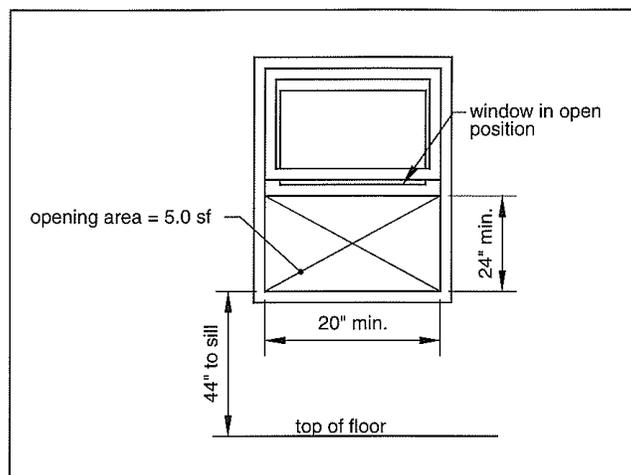


FIGURE 1: WINDOW EGRESS REQUIREMENTS