



Arapahoe County Window Replacement Guide

The attached handout is designed to be a general permit submittal and inspection guide covering most installation instances, however it is not possible to anticipate all individual site variations and therefore additional plan review or inspection comments may apply beyond what is included herein

The main office number is 720-874-6600, where you can speak directly with inspection staff from 7:00 to 7:30 AM and 4:30 to 5:00 PM, or any of the office / plan review staff from 8:00 to 4:30.

Inspections requested by 4:30 PM are, except for rare occasions, normally always completed the next business day, and may be performed anywhere from 7:30 AM to 5:00 PM

For inspections to occur, the address must be posted, the permit card, approved plans and any previous correction notices must be available, access (including ladders if applicable) must be provided to the inspection area, someone at least 18 years of age must be present for access inside the structure, and permission must be provided prior to inspector entering a fenced yard.

Permit submittal requirements and project information to be submitted with the application

- **A completed building permit application – including total labor and material valuation along with complete property owner, contractor and contact information.**

Check each box to indicate code compliance or indicate **N/A** on the items that do not apply. Window replacements are to meet current codes, therefore it shall be the responsibility of the applicant to inform the Building Department of any possible reasons as to why full code compliance cannot be met, and receive approval prior to permit issuance, window purchase or installation. Provide any additional information, as it applies to your project at the space provided below or on a separate document, including clarifying why the window replacement may not meet the current minimum code requirements, and supporting rationale as to why this should be accepted.

- **The year the home was built, if known _____ . This may become relevant for any non-compliance issues, to show proof of previously existing code compliance**

Window / door replacement

- Windows / doors being replaced are size for size with no framing or structural revisions.
- Windows / doors being replaced are **NOT** size for size. *(Provide specific details for each such window, indicating any proposed framing modifications, which may require engineered plans for enlarging window openings, headers and foundation wall cutting)*
- Windows / doors being replaced are of the same type (single hung, casement, slider, etc.)
- Windows / doors being replaced are **NOT** of the same type (single hung, casement, slider, etc.) Provide specific details for each such window
- Window or door invoice/supply sheet provided to indicate window sizes, window types, room and floor locations. (main floor, upper floor, basement, etc) and which are intended to be egress windows
- Window / door “U” factor compliance documentation provided.

Emergency escape and rescue openings

Do all of the emergency escape and rescue openings meet the following criteria?

- Maximum sill height is 44”.
- Minimum opening width is 20”, minimum opening height is 24” and the window must have 5.7 sq. ft clear opening (qualifying grade level code exception is 5.0 sq. ft).
- Window operational from the inside of the room without the use of keys, tools or special knowledge.
- Yes, all the emergency escape and rescue openings will meet these criteria after the new windows are installed.
- No, not all of the emergency escape and rescue openings presently meet the above criteria. If this is applicable, clarify which windows do not meet the criteria and why, in the space provided below or on a separate document.
- The existing windows do meet the criteria, but the new replacement windows will not meet these criteria. Provide clarification as to which windows are affected, and rationale as to why this should be accepted, such as the Grade Level window exception, or the following Existing Building Code exception.
- The replacement windows will not meet current code criteria for operable area, though we choosing to comply with Section 702.5 (below) of the International Existing Building Code (IEBC), and we hereby certify that the replacement window is the manufacturer’s largest standard size window that will fit within the existing frame or existing rough opening. It shall be the responsibility of the applicant / contractor to inform the property owner of this decision and implications of having reduced egress opening dimensions.

IRC R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room.

IRC R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches. **Exception:** Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet

IEBC 702.5 Emergency escape and rescue openings (excerpt). Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the International Residential Code, replacement windows shall be exempt from the requirements of Section R310.2.1 of the International Residential Code accordingly, provided 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 than the existing window. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows required to provide emergency escape and rescue openings.

Safety Glazing will be required in any of the locations noted below

R308 - Safety glazing to be installed as per the requirements of 2015 IRC Section R308, including but not limited to:

- Glazing in fixed and operable panels of swinging, sliding and bifold doors
- Glazing in an individual fixed or operable panel adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position, or where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door
- Glazing in an individual fixed or operable panel, with an exposed area greater than 9 square feet, and the bottom edge is less than 18 inches above the floor, and the top edge is greater than 36 inches above the floor and one or more walking surfaces are within 36 inches measured horizontally and in a straight line of the glazing.
- Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface
- Glazing in doors, walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. This shall apply to single glazing and each pane in multiple glazing.
- Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps, except glazing 36 inches or more measured horizontally from the walking surface
- Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-inch horizontal arc less than 180 degrees from the bottom tread nosing

ADDITIONAL INFORMATION OR NOTES APPLICABLE TO THIS PROJECT:
