

City Of Oakland

## BUILDING SERVICES

250 FRANK H. OWAGA PLAZA. SECOND FLOOR. OAKLAND CA 94612

### WINDOW REPLACEMENTS

Replacing existing windows in existing houses ALWAYS require a Building Permit and Zoning approval however, even if:

- 1) The window frame head, jambs, sill and frame of the existing window remain (using windows commonly referred to as “tilt-packs”) OR
- 2) The window frame is not altered – Note: the window frame consists of the header, king stud, cripple stud, sill and associated supports, OR
- 3) The existing window is be replaced using a “retrofit window” within the existing window head jamb, side jambs and window sill, OR
- 4) The exterior wall finish is not removed, as when siding or stucco are removed in order to replace an existing window, then

-Windows located within the required fire protected area (5’ or less from any property line) may be replaced in kind.

Current code requires that bedrooms have an emergency egress window (or exterior door). If a non-egress compliant bedroom window is replaced, it may be replaced only with windows that do not modify the existing structure or framing opening per CRC Section 310.1.1. Windows that do not comply with current codes should not increase the level of non-compliance (such as reducing the opening area) and efforts must be made to increase the level of compliance (such as replacing a double-hung unit with a casement window) whenever possible.

-Windows or new glazing in existing openings must be safety glazed if the opening is in a hazardous location as defined in current standards for new construction, per CRC R308.4 & R612.2.

- Requirements for fenestration labeling (CRC R612.9.1), light & ventilation (CRC R 303), egress (CRC R310) and energy requirements per 2008 California Energy Code (requires CF-1R- ALT form at time of application) must be accommodated as possible within the scope of work.

5) If the framing IS altered, all aspects of the window must comply with current standards for new construction.

6) Smoke and Carbon Monoxide detectors must be installed at all locations per 2013 California Building Code

*The following requirements for window sizing apply to new construction.*

All habitable rooms must have exterior windows whose area totals a minimum 8% of the floor area of the room served for light and 4% of the floor area for ventilation. Each sleeping room and habitable basement must have an opening for emergency egress that is at least 5.7 square feet in opening area (5.0 square feet for ground floors, if window sill is 44” or less to grade) , with a minimum dimension of 24” high and minimum 20” width and a maximum 44” sill height. Note: that in order to meet the required 5.7 sq. ft. total, either the width or height, or both, must exceed the minimum dimension.

# ZONING REQUIREMENTS FOR WINDOW REPLACEMENTS

In order to process your application efficiently, the following information will be helpful. Please refer to the guidelines below in order to provide the necessary information for design review.

**Required Information:** Photographs, opening size, type and stile of window(s) and window location.

## 1 | Photographs do's and don'ts

Take pictures of all sides of the structure that involve window replacements/changes. Provide complete views rather than close-ups only. (whenever possible)

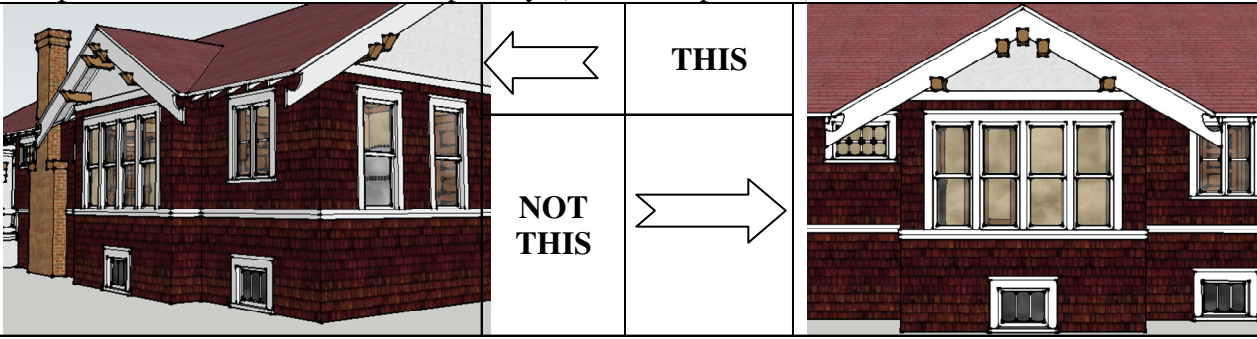
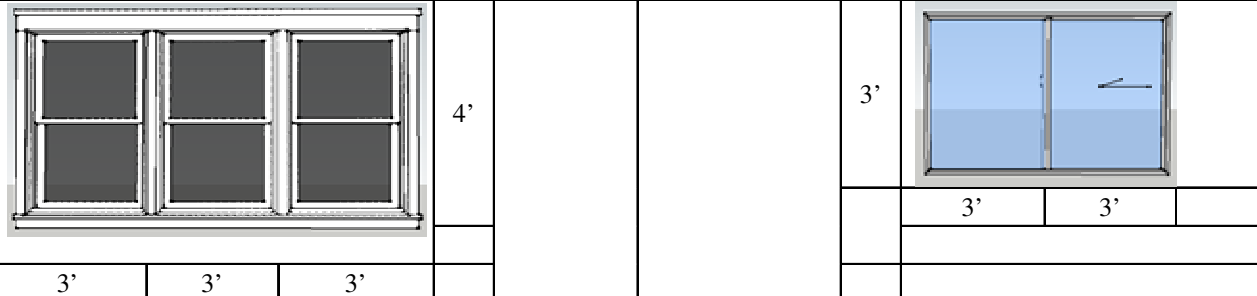


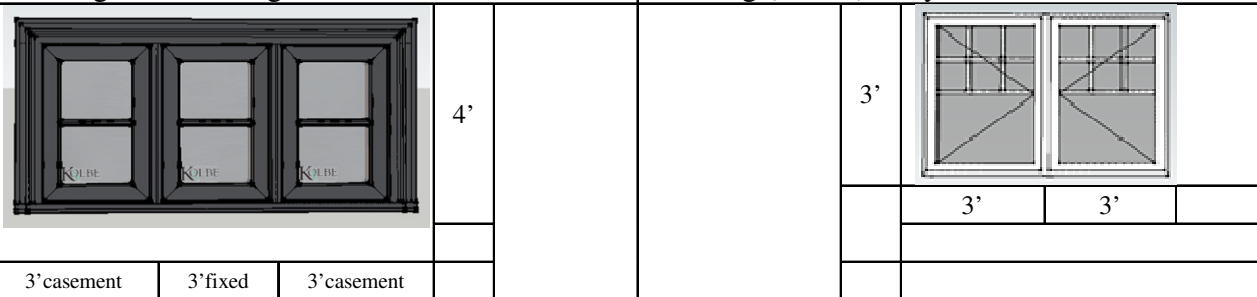
Photo shows relationship of the windows to the house, location and significance of proportions can be easily evaluated.		Since this photo not show the relationship to the house, the significance of the proposed changes cannot be evaluated.
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## 2 | Number, type, style and location of windows affected

Use elevations to show the opening size, type and style of the window indicating the change (existing vs. new) unless replacing in kind.



Existing Double hung wood front window	Existing (5 total) Vinyl Sliders
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Proposed Casement vinyl window	Proposed Wood Casement Pair
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