



RESIDENTIAL WINDOW REPLACEMENT

The following is the City of Coronado's policy regarding residential window replacement.

Building Permits Not Required:

- A. If only the windowpane is replaced and the existing manufactured window frame remains unchanged.
- B. The proposed window replacement shall not require any modifications to the weather resistive exterior wall envelope protecting the structure or the interior of the structure.
- C. The existing windows to be replaced are not required to be fire resistive.
- D. The proposed work shall not require modifications to the existing rough openings.
- E. Exemption from a building permit shall not exempt substantial compliance with the emergency escape requirements of Section R310 of the 2010 California Residential Code and provision of smoke alarms per requirements of Section R314 of said Code.
- F. Window replacement does not alter the type of window (i.e. replace slider with single hinge or casement).

Building Permits Required:

For all other cases, when there are any changes to the window framing, location, size, header, or changes to the height or width of the window opening, a building permit is required. To obtain a window replacement permit, please submit three sets of plans including the following information to the City of Coronado Building Division:

- Detailed floor plan including the use and size of each room and size and location of each existing window and proposed new window. If applicable, show any pool or spa on the site plan.
- Egress – See reverse side of this handout for detailed information. (2010 CRC R310)
- Safety Glazing – See reverse side of this handout for detailed information. (2010 CRC R308)
- Light and Ventilation – See reverse side of this handout for detailed information. (2010 CRC R303)
- Dual Glazing with a maximum U-factor of 0.40 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.40. (California Title 24 Energy Standards)
- Installed in accordance with the Manufacturer's installation instructions/requirements (including new flashing).
- Smoke detectors to be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. (2010 CRC R314.3.1)

Two inspections are required: a rough frame and final. The rough frame shall be scheduled when framing alteration is complete and the new window is installed before the exterior covering is added. The final inspection shall be scheduled when all of the work is complete, including the installation of all required smoke detectors.

If you have any questions, please call the City of Coronado Building Services Division at (619) 522-7331.

Residential Window Replacement General Notes

1. Windows replaced in bedrooms shall meet the following egress requirements [2010 CRC R310]:
 - Minimum 20" clear width when open
 - Minimum 24" clear height when open
 - Minimum 5.7 square feet of openable area
 - Maximum sill height of 44" from the finished floor
2. Tempered glazing shall be installed in the following locations [2010 CRC R308]:
 - Within a two-foot arc of either edge of a door and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
 - Glazing in a wall enclosing stairway landings or within five feet of the bottom and top of stairways where the bottom edge of the glazing is less than 60 inches above the walking surface.
 - Glazing within a portion of wall enclosing a tub/shower where the bottom exposed edge of glazing is less than 60 inches above the standing surface and drain inlet.
 - 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.
3. Each habitable room is required to have natural light (windows or skylights) sized to a minimum of 8% of the floor area of the room and ventilation (openable portion of window or skylight) sized to a minimum of 4% the floor area being ventilated. [2010 CRC R303]
4. Smoke detectors to be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. [2010 CRC R314.3.1]
5. All new or replaced windows and skylights shall have a maximum U-factor of 0.40 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.40. [California Title 24 Energy Standards]