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CITY OF CITRUS HEIGHTS

BUILDING & SAFETY DIVISION
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Policy for Residential Window Installations and Replacements

New or additional windows: Permit required. All requirements for new windows are enforced. *(California Residential Code (CRC) Sections R310, R609)*

Like-for-like *replacement* of non-sleeping area windows: No permit required ***if*** replacement doesn't involve any structural work, ***and*** is not required for emergency escape from a bedroom. *(CRC R310)*

Replacement of sleeping room windows (Emergency Escape and Rescue Windows): Permit required. If it can be demonstrated that the existing egress windows in the *sleeping rooms* met the Residential Code egress requirements enforced at the time the *sleeping room was permitted*, and the replacement/retrofit window assembly will not decrease the required opening size of those code requirements, then it will *not* be required to bring the new egress windows to current requirements, provided all the following conditions are met:

- At the time the permit is applied for, the applicant will include in the "Scope of Work" on the Permit Application, a statement: "The Emergency Escape and Rescue Windows will meet the code requirements enforced at the time the *sleeping area* was permitted. The *sleeping room* was built in 19XX (insert year)".
- At the Final Inspection, the Building Inspector will verify that the finished sill or opening height and dimensions of the opening are in compliance with the code in effect at the time the *sleeping area* was originally constructed.

Date Sleeping Room Permitted	Code in Effect	Code Section	Max. Sill Height	Min. Opening Area	Min. Net Opening Height	Min. Net Opening Width
Before June 11, 1962	Various UBC	N/A	N.R.	N.R.	N.R.	N.R.
June 11, 1962 to April 18, 1971	UBC 1961, 67	3320	48”	5 sq.ft.	24”	24”
April 19, 1971 to July 5, 1977	UBC 1970, 73	1404	48”	5 sq.ft.	24”	22”
July 6, 1977 to August 15, 1983	UBC 1976	1404	44”	5.7 sq.ft.	24”	20”
August 16, 1983 to December 27, 1995	UBC 1982, 85, 88, 91	1204	44”	5.7 sq.ft.	24”	20”
December 28, 1995 to December 31, 2007	UBC 1994, CBC 1995, 98	310.4	44”	5.7 sq.ft.	24”	20”
January 1, 2008 to December 31, 2010	2007 CBC	1026	44” (bottom of clear opening)	5.7 sq.ft. (5 sq.ft. at ground floor)	24”	20”
January 1, 2011 to December 31, 2013	2010 CRC	R310	44” above the floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24”	20”
January 1, 2014 to December 31, 2016	2013 CRC	R310	44” above the floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24”	20”

Date Sleeping Room Permitted	Code in Effect	Code Section	Max. Sill Height	Min. Opening Area	Min. Net Opening Height	Min. Net Opening Width
January 1, 2017 to December 31, 2019	2016 CRC	R310	44" measured from floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"
January 1, 2020 to December 31, 2022	2019 CRC	R310	44" measured from floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"
January 1, 2023 to December 31, 2025	2022 CRC	R310	44" measured from floor	5.7 sq.ft. (5 sq.ft. at ground floor)	24"	20"

Acronyms:
UBC = Uniform Building Code; CBC = California Building Code; CRC = California Residential Code; N/A = Not Applicable; N.R. = No Requirement

The City of Citrus Heights uses the installation guidelines as specified by the California Residential Code and the American Architectural Manufactures Association in AAMA specification 2410-13, *Standard Practice for the Installation of Windows with an Exterior Flush Fin Over an Existing Window Frame*, AAMA specification 2400-02, *Standard Practice for the Installation of Windows with a Mounting Flange in Wood-Frame Construction Using Exterior Barrier Methods*, or the installation instructions where the window manufacturer specifies the installation and flashing methods for their windows.

This official literature should be included at time of permit submittal, or presented to the building inspector at the first inspection. To obtain copies of the AAMA standards, visit the publication Store of the AAMA website at, www.aamanet.org

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