



## 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.

**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.

**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 (i.e. maybe the window now complies with Grade Level window exception, etc).

**Other safety related issues – not related to window replacement – however maybe of concern and would apply to any newly installed (not previously existing) windows:**

- Window well for egress has a minimum area of 9 square feet with a minimum horizontal projection and width of 36 inches. (Below grade window)
- Window well shall allow the emergency escape and rescue opening to be fully opened. (Below grade window)
- Emergency escape and rescue window well with a vertical depth greater than 44 inches is equipped with a permanently affixed ladder or steps usable with the window in the fully open position. (Below grade window)
- Any bars, grilles, covers, screens or similar devices placed over emergency escape and rescue openings or window wells must meet the minimum net clear opening size per code and shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.
- Emergency escape windows installed under a deck or porch are allowed, if the deck or porch allows the emergency escape and rescue window to be fully opened and provides a path not less than 36” in height to a yard or court.

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

**R308** - Safety glazing to be installed as per the requirements of 2009 IRC Section R308, including but not limited to:

- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- 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 within 36 inches horizontally of the glazing.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

**ADDITIONAL INFORMATION OR NOTES APPLICABLE TO THIS PROJECT:**

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