



EICHLER WINDOW REPLACEMENT

BUILDING DIVISION REQUIREMENTS

Due to the unusual construction methods of Eichler buildings, specific requirements apply for window replacements. These requirements apply only when windows are 'like-for-like', changes to window size or locations require Planning approval. Following is a listing of the general requirements for permit applications based on the 2022 California Residential Code and 2022 California Energy Code.

Installation Standards (CRC R104.9)

All windows shall be installed in accordance with the manufacturer's requirements (including new flashing).

Efficiency Standards

Newly installed windows (and sliding glass doors) shall have a maximum U-factor of 0.40 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.35.

Emergency Escape (Egress) Windows (CRC R310)

Windows replaced in bedrooms may remain their existing size UNLESS openable windows are not provided in the bedrooms. If this is the case, then an emergency egress window is required and shall meet all the following egress requirements (at least one window in each bedroom is required to meet these requirements):

- Minimum net 5.7 square feet of openable area (minimum of 5.0 net square feet required for grade level bedrooms; i.e. first floor)
- Minimum net 20" clear width when open
- Minimum net 24" clear height when open
- Maximum height of 44" from the finished floor to the bottom of the clear opening

Tempered Glazing (CRC R308.1 and R308.4)

Tempered glazing shall be installed in the following locations:

- In the same plane of a door in the closed position and within two feet of either side of the door.
- On a wall perpendicular to the plane of a door in a closed position and within 24 inches of the hinge side of the door and on the in-swinging side.
- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Any glazing meeting all the following conditions:
 - Exposed area of an individual pane greater than 9 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

Where required, tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed). Stickers attached to the window are not sufficient.

Smoke and Carbon Monoxide Alarms (CRC 314 and 315)

Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway leading to sleeping rooms. CO alarms are not required if there is no fuel-burning appliance or fireplace in the house and where the garage is detached from the house.

PERMIT PROCESS

1. Prior to submittal for a building permit, contact the Planning Division to determine if a separate approval is required.

Inspections

2. Two inspections are required: a rough frame and a final. The rough frame shall be scheduled when the new window is installed and before the exterior covering (stucco or siding) is added. The final inspection shall be scheduled when all work is complete.

Building Permit Application Requirements

- ☐ A completed [Building and Fire Permit Application](#)
- ☐ An approval letter from the Homeowner’s Association (if applicable).
- ☐ Detailed floor plan including the use and size of each room and the size and location of each existing window and proposed new window. If applicable, show any pool or spa location on the site plan.
- ☐ Upload your plans and application to [E-OneStop Online Service](#).