

Window Replacement Information Sheet

Tempered glazing is required in the IRC (International Residential Code) in the following hazardous locations (R308.4):

1. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
2. 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 (1524 mm) measured vertically above any standing or walking surface.
3. 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 (1524 mm) above the floor or walking surface. (Tempered glazing required on both sides of a patio door)
4. Glazing in an individual fixed or operable panel, other than those locations described in Items 2 and 3 above, that meets all of the following conditions:
 - a. The exposed area of an individual pane is greater than 9 square feet.
 - b. The bottom edge is less than 18" above the floor.
 - c. The top edge is greater than 36" above the floor.
 - d. One or more walking surfaces are within 36" horizontally of the glazing.
5. All glazing in railings, regardless of an area of height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
6. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) 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. (Tempered glazing required at top of stairs and the sides of the stairs)

7. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread. (Tempered glazing required at the bottom of stairs)

**** A BUILDING PERMIT IS REQUIRED FOR THE REPLACEMENT OF WINDOWS ****

Replacement windows installed in buildings that do not meet the scope of the International Residential Code shall not be exempt from the requirements of (Emergency Egress and Escape Openings) Sections R310.1, R310.1.1, R310.1.2 and R310.1.3 R310.1.4.

A state Modification may be required if the scope of work is beyond an alteration or window replacement project or if the opening is enlarged and would allow the installation of an egress window based on the size of the opening. The building code exception is below:

R310.1.4: Exception: Existing buildings undergoing alterations or installation of replacement windows shall be permitted to utilize removable sash to achieve the required minimum net clear openings. Such removable sash shall be capable of being removed without the use of a key or tool.