



CITY OF CAMPBELL
Community Development Department

Window and Door Replacements

GENERAL INFORMATION

The purpose of this informational handout is to assist property owners and contractors/builders who may choose to replace windows and doors. The information presented provides general requirements and specifications for window and door replacements. These details represent “average” or “typical” conditions that may not be suitable in all cases. When projects deviate from the information presented in this handout or the Building Code, a California License Design Professional should be consulted. To obtain complete information for your project, please contact the Planning Division at planning@campbellca.gov or (408) 866-2140 and the Building Inspection Division at building@campbellca.gov and (408) 866-2130 during our normal business hours from Monday through Friday, 8 A.M. to 5 P.M.

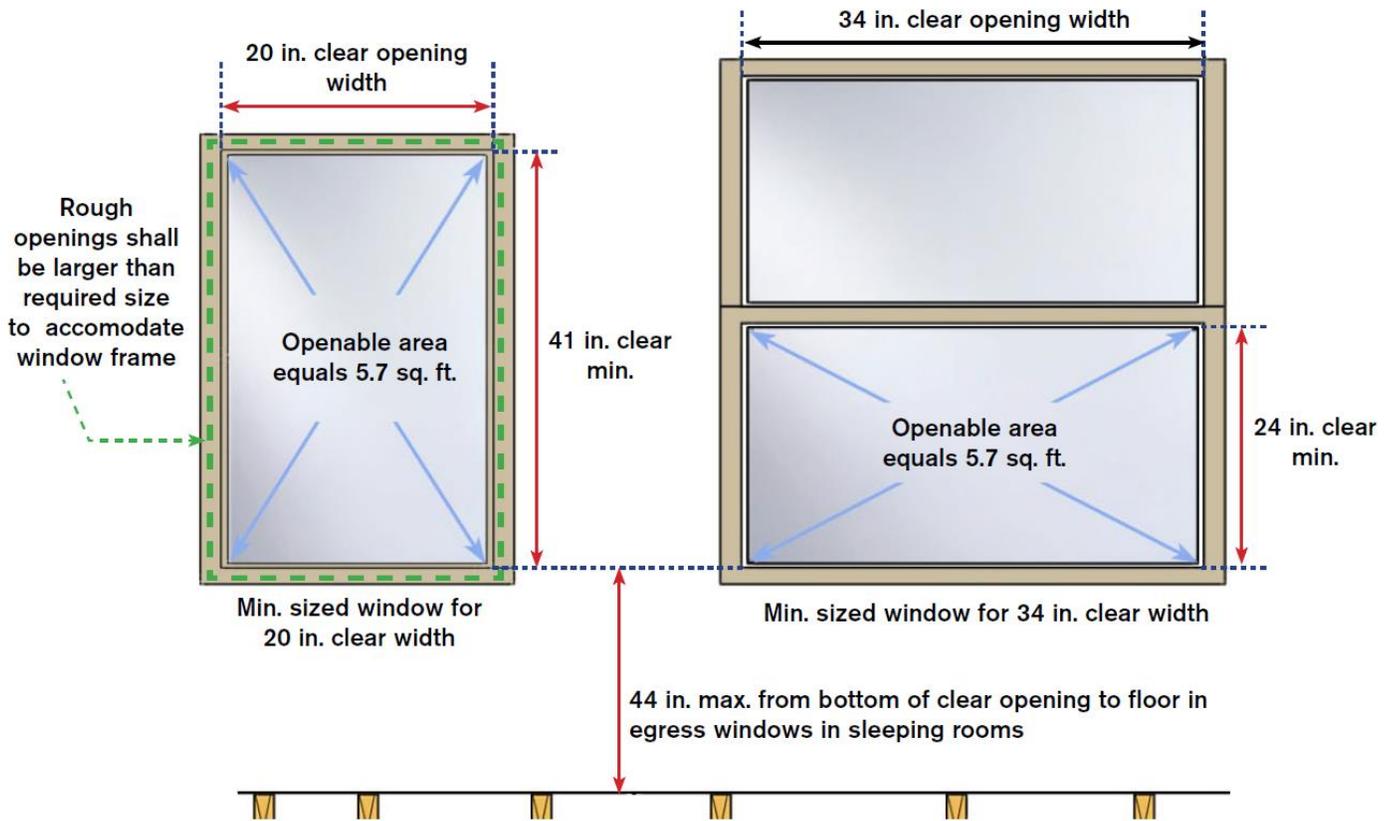
GENERAL REQUIREMENTS – 2022 CALIFORNIA BUILDING CODE

Windows, glazing and/or fenestration require building permits per the California Building Code (CBC) Section 105.1 and the California Residential Code (CRC) Section 105.1. These permits are required so that building inspectors can verify and document that all the minimum code requirements listed below are complied with, and the windows may perform their important work of protecting the health, life and safety of you, your family and our community.

Windows must comply with the following minimum code requirements:

- Some windows have specific requirements regarding their size for natural light and their opening size for ventilation, CBC Section 1203 and 1205, CRC Section 303
- Windows may have emergency egress requirements so that first responders can enter a bedroom and perform emergency life-saving rescues or so that occupants can escape, CBC Section 1029, CRC Section 310.
- Windows (including retrofit-type installations) are critical in maintaining a home’s weather barrier from moisture intrusion, as regulated by CBC Section 1403 and 1405, CRC Section 703.8. Windows are a major cause of water intrusion in a structure which can lead to structural damage and possible growth of harmful mold in wall spaces. Mold can cause health problems in adults and sometimes permanent damage in young children. Also, windows not installed and sealed correctly may invite and promote pest infestation.
- Energy conservation is a major function of new windows, required by the California Energy Code, Section 116; however, if installed incorrectly, they can contribute to drafts and energy loss. Not all windows sold are approved for use; windows must be certified by the California Energy Commission to meet the minimum energy requirements of the California Energy Code.
- Many windows, doors, and glazed areas present a safety hazard if tempered glass is not utilized in areas subject to possible impact. These areas include; glass doors, glazing adjacent to doors, glass for tub and shower enclosures, glass adjacent to tubs, glass where the bottom edge is less than 18” above the floor, glass adjacent to stairways, landings, and ramps when glass is less than 60” above the adjacent walking surface and other areas required by CBC Section 2406.4, CRC Section 308 and 327.

Residential Egress Windows (2022 CBC) Emergency Escape & Rescue



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2022 California Building Code (CBC), Section 1029 requires that:

- Basements in dwelling units and
- Every sleeping room below the fourth story

Shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches (Note: using both minimum figures will not obtain the required 5.7 square feet.)

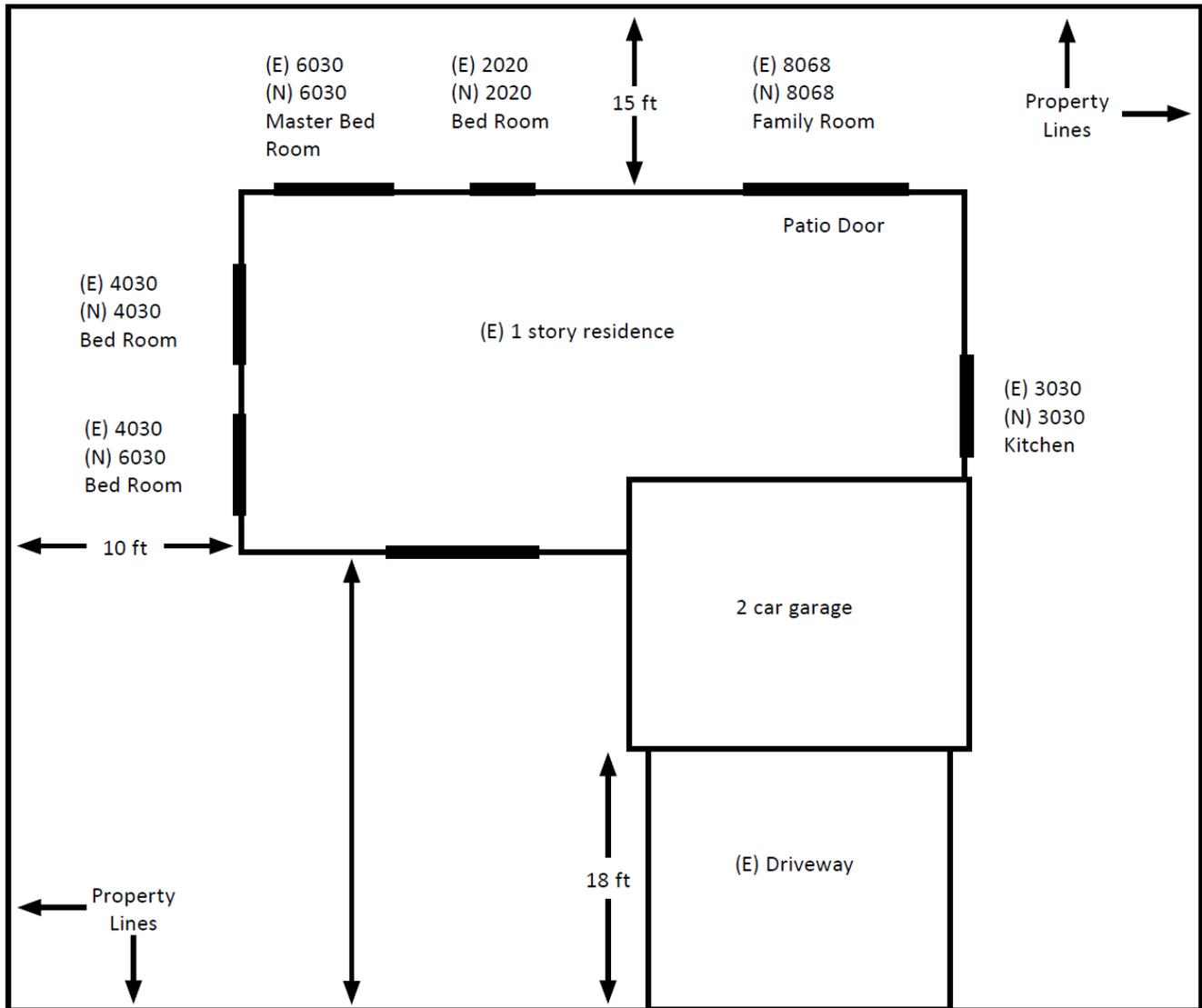
The chart below summarizes the minimum window dimensions that will achieve a 5.7 square-foot opening:

WINDOW EGRESS: MIN. HEIGHT & WIDTH REQUIREMENTS TO MEET REQ'D 5.7 SQ. FT. OPENING SIZE (IN INCHES)															
Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27
Height	41	40	39½	38½	37½	36½	35½	35	34½	33½	33	32½	31	31	30½
Width	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34	
Height	30	29½	29	28½	28	27½	27	26½	26½	25½	25½	25	24½	24	

REQUIRED SUBMITTAL DOCUMENTS

- Site plan
- Registered CF1R. Please either go to CalCerts <https://www.calcerts.com/> or California Energy Commission <https://www.energy.ca.gov/> to register the document
- HOA approval on the HOA letterhead with described scope if the project location is in the townhouse/conde development area

Example of A Site Plan For Window/Door Replacements
(Use this template as the coversheet [window replacement coversheet](#))



CONSTRUCTION HOURS

Monday thru Friday 8 A.M. TO 5 P.M.

Saturday 9 A.M. TO 4 P.M.

No construction Sundays & Holidays - Contact the Building Inspection Division at (408) 866-2130. If the construction occurs outside of the office business hours, please contact PD Non-Urgent line at (408) 866-2121.