



City of Huntington Beach

Department of Building & Safety

GUIDELINES ON REPLACEMENT, UPGRADE OR REPAIR OF DOORS, EMERGENCY ESCAPE AND RESCUE WINDOWS IN SLEEPING AREAS

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What you need to know about replacement or upgrade or repair of doors and windows.

The following information will help you with Building Code requirements for window and door replacements.

- ⇒ Permits are not required when the new door or window opening installation does not require structural modification, alteration or repair to waterproof membrane and the required emergency egress dimensions is equal to or better than original permitted layout. (Section MC-17.02.030)
- ⇒ The following is needed for window and door installations to restore the exterior moisture barrier.
 - ◆ Complete Building Permit application form.
 - ◆ Zoning approval for location and possible infill ordinance requirements.
 - ◆ Plan Check document(s) must consist of a site plan dimensioned and to scale showing distance to lot lines, street, address, owner name, telephone number of owner or responsible party. Include an elevation view to show location of opening in wall. Counter staff can supply a generic site plan for simple installations. Two copies needed.
- ⇒ All weatherproofing requirements and emergency door or window requirements are subject to field inspection.
- ⇒ Include with the above items the following for window and door installations requiring structural modifications to enlarge the opening: Two sets needed.
 - ◆ Calculations showing how new beam/header sizes are justified and any new members to support increased loads of the new beam. Show recommended details on the plans. Plans and calcs must be wet signed and stamped by engineer or architect.
 - ◆ New or enlarged openings in shear walls must be justified by an engineer or architect to resist wind or seismic resistance. Show recommended details on the plans.
 - ◆ Plan checking must be performed.
- ⇒ Uniform Building Code Sec. 310.4 Emergency Escapes.

Doors or windows from rooms used for sleeping purposes must comply as a emergency escape or rescue opening. The following information is provided to help in the location requirements of rescue window. All three issues must be satisfied.

REQUIRED DIMENSIONS:

 - ◆ The minimum net clear openable height dimension shall be 24 inches (610 mm).
 - ◆ The minimum net clear openable width dimension shall be 20 inches (508 mm).

REQUIRED AREA:

 - ◆ The minimum net clear openable area of the window is 5.7 square feet (0.53 m²).

REQUIRED SILL HEIGHT:

 - ◆ The finished window sill height must not be over 44 inches (1118 mm) above the floor.
- ⇒ Over the counter plan checking will be performed when documents are complete for review.

If obtaining a building permit, please sign two (2) forms and submit with application.

I have read and understand the above information for window and door replacement.

Signed by

Date