



WINDOW REPLACEMENT

SUBMITTAL REQUIREMENTS

INTRODUCTION

Within the City of Santa Barbara, all window and exterior door replacements require a building permit, regardless of how they are classified. This includes both “retrofit windows” and “new construction flanged windows.” All window permits will require a floor plan, site plan, and a window schedule to accompany the application. The following information is provided as a guide for detached one-and-two family dwelling window replacements and new installations using the 2019 California Residential Code.

PLANNING APPROVALS

Planning review and approval may be required prior to permit issuance. Before ordering new windows, please contact the Planning Counter at (805) 564-5578 or PlanningCounter@SantaBarbaraCA.gov. In areas with a Homeowner’s Association (HOA), provide a copy of HOA approval with your application.

If your building is 50 years in age or older, **before you proceed any further**, review the City’s Historic Resource Design Guidelines on Windows and contact the City’s Architectural Historian. Include color photographs of the existing windows and new window specifications with your application. In some cases, maintaining and repairing a building’s original windows may be preferable to replacement.

PLAN REQUIREMENTS

The site plan and floor plan must show the locations of the existing windows and the replacement windows size and type. The plan must identify the rooms associated with the window replacements and all sleeping room rescue egress must be clearly identified. Any changes to an existing non-compliant egress window will trigger compliance with the current applicable code dimensional requirements. See the section below for egress windows and show compliance with the following code requirements:

Installation Standards – R104.9

Windows must be installed in accordance with manufacturer’s requirements (including flashing).

Energy Code Requirements

The newly installed windows must have a maximum U-factor of 0.30 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.23.

Emergency Escape (Egress) Requirements – R310

Windows replaced in bedrooms must meet 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

Fall Protection – R312.2

Where the window opening (measured at the windowsill) is located more than 72 inches above the exterior finished grade, any window located less than 24 inches above the finished floor on the interior must be either fixed glazing or have a protective guardrail with openings less than 4 inches.

Tempered Glazing Requirements – R308.4

Tempered glazing must be installed in the following locations:

- Where the glazing is within two feet of either side of the door in the same plane of the door in the closed position.
- On a wall less than 180 degrees from the plane of a door in a closed position and within 24 inches of the hinge side of an in-swinging door.
- Adjacent to a bottom stair landing where glazing is less than 36 inches above the landing and within 60 inches horizontally of the landing.
- Adjacent to stairs where glazing is located less than 36 inches above the plane of the adjacent walking surface.
- 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 (except tempered spandrel glass) must 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 Alarm Requirements – R314 & R315

- Smoke alarms must 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 must be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm must be replaced). Newly installed smoke alarms must have a 10-year battery.
- Carbon monoxide (CO) alarms must be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each habitable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. 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.
- Smoke alarms and carbon monoxide alarms are required to be listed by the California State Fire Marshal. To confirm if a certain device is listed, refer to the following web page:
<https://osfm.fire.ca.gov/>