

Window Replacement

Requirements for General Permit Application

General Building Requirements

1. This permit is only valid for the replacement of existing windows of the same size. (See replacement options on attached handout). Any window installation which requires the changing of framing members or alters the structural integrity of the walls requires a building permit.
2. All windows and door openings must have flashing installed over the exterior opening.
3. If a bedroom window is to be replaced, it must be replaced with a window of at least the same size and openings that the code required when built. (This requirement only applies to window replacement in existing single family dwellings.)

Note: The aforementioned criterion represents general code requirements relative to window replacement. For specific code requirements, please contact the Building Official below.

Required Inspections

1. Final – (The best time for the inspection is during the halfway point of the window replacement.)

**The State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Commerce to the City before a permit can be issued.*

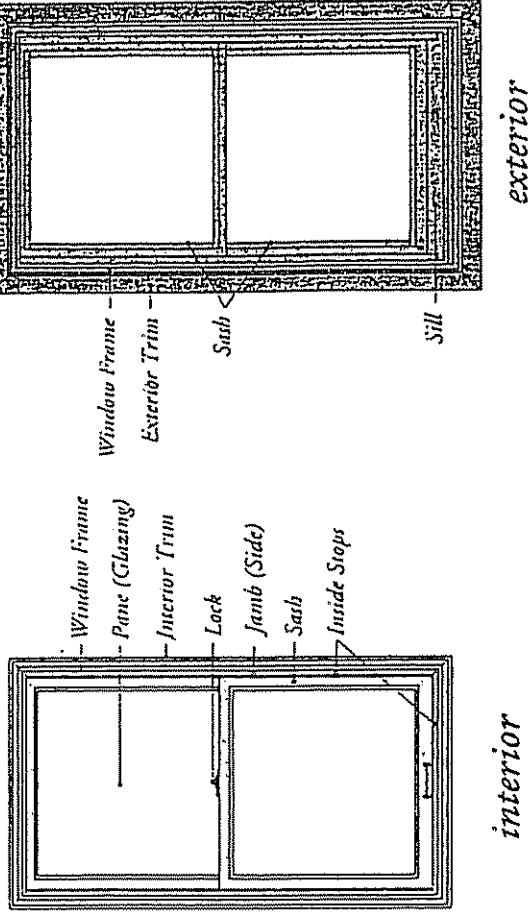
** To determine whether a particular contractor is required to be licensed or to check on the licensing status of individual contractors, please call the Minnesota Department of Commerce at 651-296-2594 or toll free 1-800-657-3602.*

If you should have any questions, please call the Building Official.

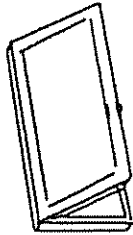
For inspections call the Building Official at (763) 479-1720 or toll free 1-800-223-1720 between 7:00 a.m. and 4:30 p.m. Monday thru Friday.

Window Terminology

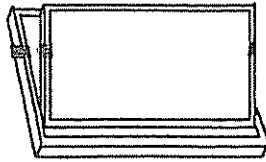
Window Parts



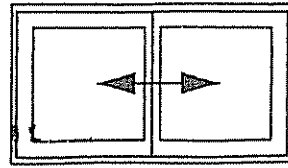
Window Types



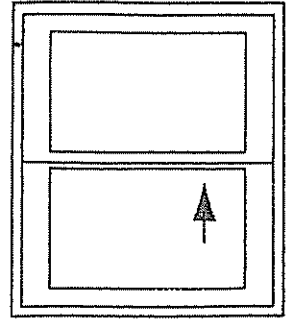
awning



casement

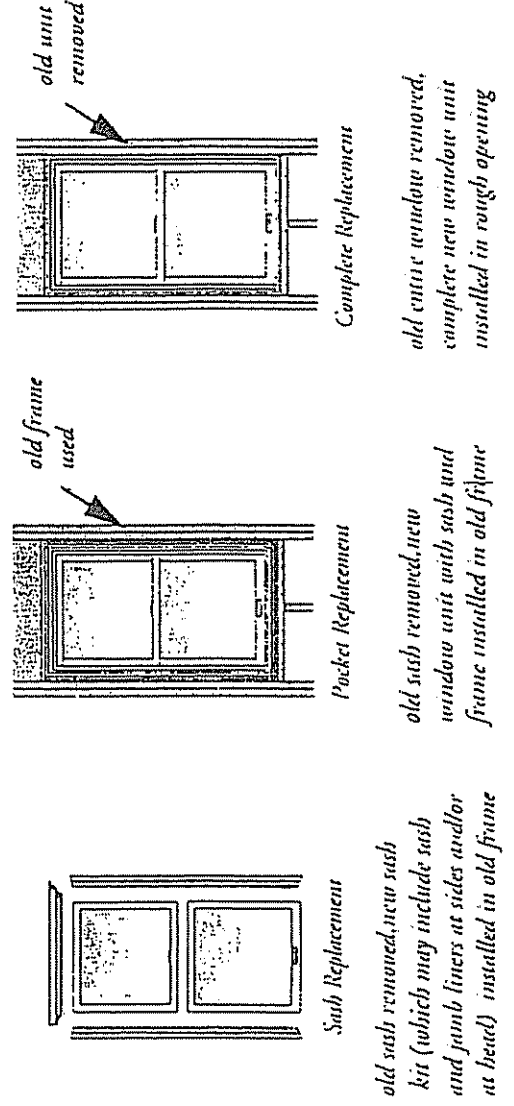


double-hung



gliding

Replacement Options





Building Code Interpretation

Inquiry: 98-48b (formally 96-5; revised)

Subject: Sleeping Room Window Replacements

Code: 1994 UBC Sections 310.4, 3402 & 3404
(*yr., title, section*)

Submitted By: MN B.O. Uniformity Committee

Approved By: Thomas R. Joachim
State Building Official

Issue Date: August 3, 1998 (previously July 22, 1996)

Situation #1: An existing sleeping room's entire escape/rescue window is removed and there is no change in the rough opening. Does the replacement window need to comply with UBC Section 310.4?

Answer #1: No. As this is considered maintenance under UBC Section 3402, the new window unit need only comply with any code provisions in effect when the original window was installed, but be no more hazardous.

Situation #2: A building is moved into or within the jurisdiction. The sleeping rooms do not comply with Sec. 310.4.

Answer #2: UBC Sec. 3404 requires that "buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures."

Situation #1:

Adopted by committee November 8, 1995 and approved (with deletion) at the 40th Annual Institute of Building Officials on January 12, 1996.

Situation #2:

Adopted by committee November 20, 1997 and approved at the 42nd Annual Institute of Building Officials on January 16, 1998.



Building Code Interpretation

Inquiry: 98-48a (formally 97-35)

Subject: Sleeping Room Window Sash Replacements

Code: 1994 UBC Sections 310.4 and 3402
(yr., title, section)

Submitted By: MN B.O. Uniformity Committee

Approved By: Thomas R. Joachim
State Building Official

Issue Date: August 3, 1998 (previously July 18, 1997)

Question: What minimum net clear opening dimensions and sill mounting height are required after replacing the window sashes with either a pocket unit (sashes and new jambs) or new sash and jamb liners?

Answer: As this work is considered maintenance, the remodeled windows need only comply with any code provisions in effect when they were originally installed.

Division Comments: Although sash replacement normally reduces the openable area in some cases up to an inch on all sides, this work is still considered maintenance and does not generally diminish any life safety. The reliability afforded by new sash and jambs should be considered as offsetting any minor reduction in openable area because of new jamb liners.

Adopted by committee September 25, 1996 and ratified at the 41st Annual Institute of Building Officials on January 17, 1997.