

Mono County Community Development Department

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Building Division

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REQUIREMENTS FOR RESIDENTIAL WINDOW CHANGE-OUTS IN ONE AND TWO FAMILY DWELLINGS:

➤2025 California Energy Code:

- Altered windows must not exceed a U-Factor of 0.27.
- Submit window stickers to the Building Division prior to installation.
- Replacement fenestration shall equal the same total area of existing fenestration products.

➤2025 California Residential Code:

- Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. (R319):
 - The bottom of the clear opening of the window cannot be greater than 44” *measured from the floor.*
 - The minimum clear opening must be 5.0 square feet for grade level bedrooms, and 5.7 square feet for bedrooms on levels above the first floor.
 - The minimum opening height must be 24”.
 - The minimum opening width must be 20”.
- Windows are required to be tempered if in the following locations (R308):
 - Windows adjacent to a door in the closed position where the nearest edge of the glazing is within 24”.
 - Windows that are larger than 9 square feet, with the bottom edge of the glazing less than 18” above the floor, where the top edge of the glazing is more than 36” above the floor, and there is a walking surface within 36” horizontally of the glazing.
 - Windows that are in walls or enclosures for showers, tubs, and spas where the bottom edge of the glazing is less than 60” above the standing surface.
 - Windows that have the bottom edge of the glazing less than 36” above the plane of the walking surface of stairs and their intermediate and top landings. Windows at the bottom landings of stairs must be tempered if the edge of the glazing is less than 36” above the landing and within 60” horizontally of the bottom stair tread.
- Windows must have at least one pane be tempered or minimum 20 minute rated for Wildland Urban Interface (WUI) if the existing home had its’ building permit submitted for on or after July 1, 2008 (R337).
- Smoke and carbon monoxide alarms are required in all alterations in which the valuation of the work exceeds \$1,000 (R314 & R315). See separate hand-out.
- Permit required

