



City of San Leandro
Division of Building & Safety Services
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WINDOWS & DOORS

Revised 1/2020

Requirements for Permit Submittal:

Before approval and issuance of a building permit for a retro-fit windows and doors applicant shall submit three (3) sets of plans (minimum size 11x17), which are readable, legible and include the following information:

1. **Title Sheet** include the following information: (a) project address and Owner contact information; (b) Scope of work statement; (c) Building data like Occupancy, type of construction, stories and square footage.
2. **Floor Plan** showing the use of all rooms and areas where windows/doors are to be replaced/alterd. Identify on floor plan location of each window/door which is to be replaced/alterd/added.
3. **Window Information:** Provide a window schedule or notes on the plans indicating each window size and type.
4. **Construction details** for any new/reframed windows/doors, headers etc.

Following is a list of general requirements based on the 2019 California Residential Code

Emergency Escape and Rescue: CRC R310

- Sleeping rooms in every dwelling shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, yard, or exit court. The emergency door or window shall be operable from the inside to provide a full, net clear opening without the use of separate tools.
- Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (5.0 square feet is allowed for openings located on first floor).
- The minimum net clear openable height dimension shall be 24 inches.
- The minimum net clear openable width dimension shall be 20 inches
- Sill height not more than 44 inches above the floor.

Hazardous Locations: The following is a partial list of the most common locations requiring safety glazing per CRC R308.4

- Glazing in all fixed and operable panels of swinging, sliding and bi-fold doors.
- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position.
- Glazing in walls or enclosures facing hot tubs, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of glazing is less than 60 inches measured vertically above any standing or walking surface.
- Glazing where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
- Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.

Window Fall Protection shall be provided in accordance with section R213.2.1 and R312.2.2

Energy Requirements:

- Specify windows shall be labeled with U-Factor of 0.32 or less, labels shall not be removed until inspector verification and approval
- All replacement windows and doors must comply with mandatory measures for caulking/sealing around windows and doors.

Smoke & Carbon Monoxide Alarms

- Show location(s) of “SMOKE ALARM” in the following: (CRC R314)
 - a. In each sleeping room.
 - b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 - c. On each additional story of the dwelling, including basements and habitable attics, but not including crawlspaces and uninhabitable attics.
 - d. Provide a note” “SMOKE ALARM shall be interconnected hard-wired with battery backup.”
 - e. Battery smoke alarm permitted in existing buildings where no construction is taking place.
- For buildings with Fuel-burning appliances and/or attached garages, provide an approved CARBON MONOXIDE ALARM at: (CRC R315.1)
 - a. Outside of each separated sleeping area in the immediate vicinity of the bedrooms.
 - b. On every level of a dwelling unit including basements.
 - c. Provide a note: “CARBON MONOXIDE ALARM shall be interconnected hard-wire with battery backup.”
 - d. Battery carbon monoxide alarm is permitted in existing dwelling units where no constriction is taking place.