



**CITY OF MISSION VIEJO**  
**BUILDING SERVICES DIVISION**  
200 CIVIC CENTER,  
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**WINDOW AND DOOR  
REPLACEMENTS**

**RESIDENTIAL PROPERTIES**

All window and exterior door replacements require a building permit. A simple floor and plot plan is required for review and permit issuance. Show existing windows and replacement window sizes and type. Replacement windows shall be exempt from maximum sill height requirements if the replacement window is the manufacturer's largest standard size window that will fit within the **existing** frame or rough opening and same operating style. **CRC310.2.5**

**MINIMUM WINDOW REQUIREMENTS**

- All rooms used for sleeping purposes shall have one complying Escape/Rescue window meeting **ALL** the following minimum requirements. **CRC310.2:**
  - Net clear openable space of 5.7 sq ft (5.0 sq ft min at grade floor openings)
  - Net clear openable height of 24 inches
  - Net clear openable width of 20 inches
  - Maximum finished sill height of 44 inches
- All habitable rooms shall have windows with their total areas equaling at least 8% or a minimum of the room's floor area and with their total openable area equaling at least 4% of the room's floor area **CRC303.1.**
- All new windows and window replacements must meet the following minimum energy requirements:
  - U-factor – 0.30 Max
  - SHGC – 0.23 Max
- NFRC Labels are required to remain on windows for verification by the building inspector.
- Maintain or replace weather resistive barriers. Inspection is required to verify compliance.
- Bay windows and similar assemblies require the manufacturer's listed (UL, ICC, or equiv.) installation instructions for permit issuance.
- Safety glazing or tempered glass is required in hazardous locations per **CRC308.4:**
  - Glazing in fixed, swinging, sliding & bifold doors.
  - Glazing in an individual fixed or operable panel adjacent to a door where the bottom edge of the glazing is less than 60" above the floor surface and meets either condition:
    - Glazing is within 24" of either side of door.
    - Glazing is on a wall less than 180 degrees from the plane of the door & within 24" of the hinge side of an in-swinging door.
  - Glazing in an individual fixed or operable window panel that meets all of the following:
    - Window panels larger than 9 SF.
    - Bottom edge less than 18" above floor.
    - Top edge is more than 36" above floor.
    - One or more walking surfaces are within 36" of the glazing.
  - Glazing in walls and enclosures for hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs and showers with glazing within 60" of walking or standing surface. *See Exception* **CRC308.4.5.**
  - Glazing adjacent to the bottom of stairs and ramps.
  - Glazing adjacent to the bottom stair landing.
- **Identification**, each pane of glazing installed in hazardous location as defined in Section **CRC308.4** shall be provided with a manufacturer's designation that is visible at the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed **CRC 308.1.**

- All exterior doors require an exterior light switched from inside **CEC 210.70(A)(1)**.
- Additional requirements when changing a window to a sliding door are **CRC311.3**:
  - A landing is required. A minimum of 3 ft out and at least the door width.
  - A door may swing over a landing that is level with interior.
  - Exterior lighting required. A switch and weather-proof light with photocell and motion sensor is required outside each outdoor entrance or exit **CEC 210.70(A)(1)**.

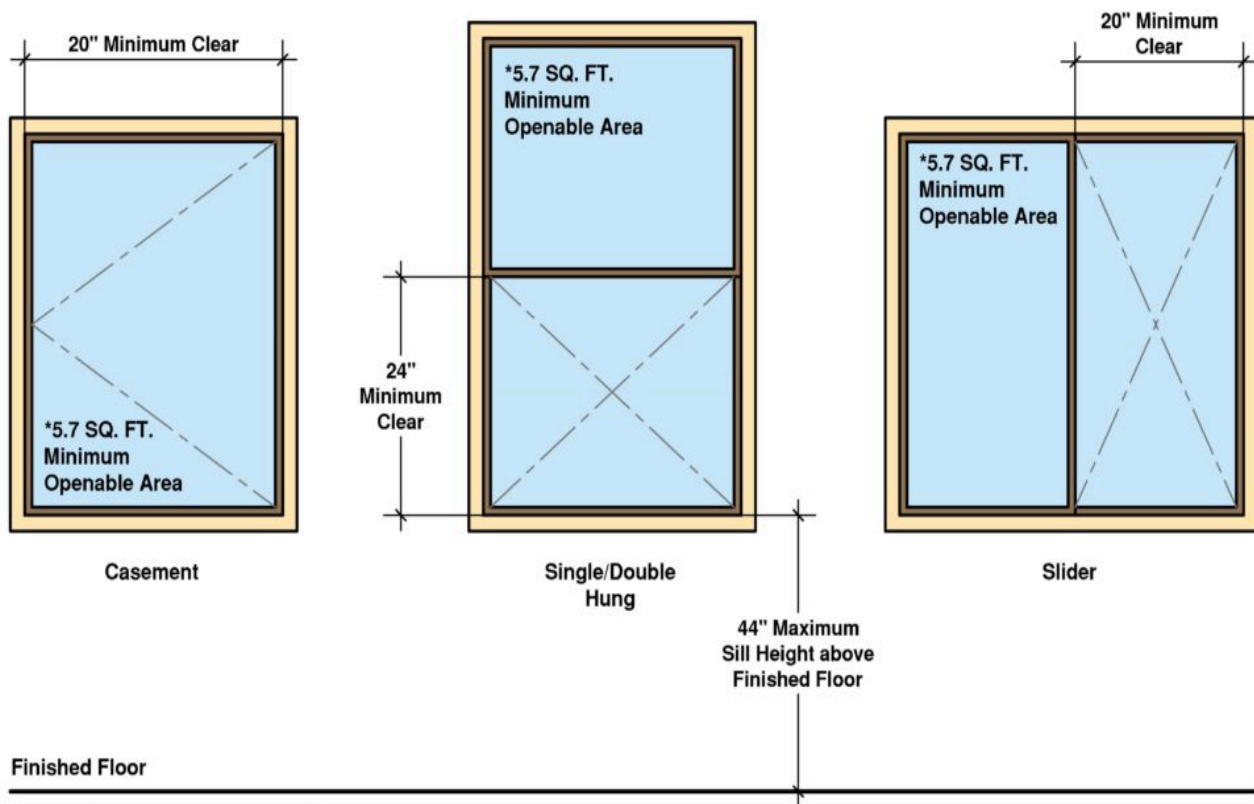
Moving electrical wiring and adding lighting will require an electrical permit.

**INSPECTIONS:**

- Framing and window flashing
- Stucco lath repair
- Rough electrical, if moving outlet or adding a switch and outside light prior to covering with insulation and/or drywall.
- Final inspection

**NOTE:**

Using both the minimum sizes for width and height will not obtain the required minimum area (5.7 sq ft; 5.0 sq ft at grade).



\* Exception: 5.0 SQ. FT. allowed if located at grade floor or below grade.

