

CITY OF MILPITAS

Building Safety & Housing
Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov



RESIDENTIAL WINDOW & DOOR REPLACEMENT

1. PERMIT INFORMATION:

- The replacement of existing exterior windows including installing retrofit windows, all exterior doors, and the door between the house and the garage requires a building permit.
- New windows or doors and changes in the width or height or location of existing windows or doors must be reviewed and approved by the Building Safety & Housing Department and the Planning Department. The permit will have to be obtained from the Permit Center and plans will be required to be reviewed to obtain permit. Please submit the permit applications and drawings through the [online submittal system](#).
- Homeowners Association:** If the property is regulated by a Home Owners Association, the homeowner is responsible to obtain approval from the Association prior to the commencement of any work.
- A Building Permit may be issued only to a State of California Licensed Contractor, the Property Owner, or the Property Owner Designee.

2. INSTALLATION REQUIREMENTS:

- Codes:** All work must comply with the California Residential Code (CRC) or California Building Code, and other adopted codes as applicable.

DOORS

- Exterior doors shall be for exterior use. Interior doors shall not be used on the exterior of the structure.
- Storm and screen doors shall be permitted to swing over all exterior stairs and landings.
- Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with self-closing or automatic-closing and self-latching device.

WINDOWS

Safety Glazing:

- Each pane of glazing installed in hazardous locations shall be provide with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and that is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that one applied cannot be removed without being destroyed.
- Regular, float, wired or patterned glass in жалусии and louvered windows shall be not less than nominal 3/16 inch thick and not more than 48 inches in length. Exposed glass edges shall be smooth. Wire glass with wire exposed on longitudinal edges shall not be used in жалусии or louvered windows.
- Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section R308.4, shall pass the impact test requirements of Section CRC R308.3.1. Exceptions: (CRC R308.3)

- Louvered windows and jalousies shall comply with CRC R308.2.
- Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.
- Glass unit masonry complying with CRC Section R607.

☐ Glazing installed in the following locations shall be considered hazardous.

1. In fixed and operable panels of swinging, sliding and bifold doors, except glazed openings of a size through which a 3" diameter sphere is unable to pass and decorative glazing.
2. In an individual fixed or operable panel adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position or where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door, except:
 - Decorative glazing.
 - Where there is an intervening wall or other permanent barrier between the door and the glazing.
 - Where access through the door is to a closet or storage area 3 feet or less in depth. Glazing in this application shall comply with #3 below.
 - Glazing that is adjacent to the fixed panel of patio doors.
3. In an individual fixed or operable panel that meets all of the following conditions (walk-through hazard):
 - The exposed area of an individual pane is larger than 9 square feet; and
 - The bottom edge of the glazing is less than 18 inches above the floor; and
 - The top edge of the glazing is more than 36 inches above the floor; and
 - One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.
 - Exceptions:
 - Decorative glazing.
 - Where glazing is adjacent to a walking surface and a horizontal rail is installed 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and have a cross-sectional height of not less than 1 ½ inches.
 - Outboard panes in insulating glass units and other multiple glazed panels where the bottom edge of the glass is 25 feet or more above grade, a roof, walking surfaces or other horizontal (within 45 degrees of horizontal) surface adjacent to the glass exterior.
4. In guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
5. In walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. This shall apply to single glazing and each pane in multiple glazing. Exception:
 - Glazing that is more than 60 inches measured horizontally and in a straight line, from the waters edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.
6. Where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps. Exceptions:
 - Where glazing is adjacent to a walking surface and a horizontal rail is installed at 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and have a cross-sectional height of not less than 1 ½ inches.
 - Glazing 36 inches or more measured horizontally from the walking surface.

7. Glazing adjacent to the landings at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60" horizontal arc less than 180 degrees from the bottom tread nosing. Exception:

- Where the glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18 inches from the guard.

3. EMERGENCY EGRESS AND RESCUE REQUIREMENTS:

- Replacement windows installed in existing buildings meeting the scope of this code shall be exempt from the maximum sill height and minimum opening dimension requirements provided the replacement window meets the following conditions:
 - The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
 - The replacement window is not part of a change of occupancy.

4. ENERGY REQUIREMENTS:

For total window area replaced more than 75sq ft: Max. U-factor = 0.30; Max. SHGC = 0.23

For total window area replaced 75sq or less: Max. U-factor = 0.40; Max. SHGC = 0.35

For skylight replacement: Max. U-factor = 0.55; Max. SHGC = 0.30

5. SMOKE ALARMS, CARBON MONOXIDE ALARMS & SPARK ARRESTERS:

- In single family and multi-family residences (including townhomes, condominiums and apartments), installation of smoke alarms, carbon monoxide alarms and spark arresters on all chimneys is required prior to the final inspection. Refer to the "[Smoke Alarm, Carbon Monoxide Alarm and Spark Arrester Certificate](#)" handout for detailed information.

6. WATER CONSERVING FIXTURES:

- When required, prior to final inspection, all non-compliant plumbing fixtures shall be replaced. Refer to the "[Water Conserving Certificate of Compliance](#)" handout for details on when this is required.

7. INSPECTION PROCEDURES:

- Typically, at least two inspections are required, a rough after the new window or door has been installed and flashing/lath has been completed or window installed with flashing prior to trim boards being re-installed. A final inspection is required after all stucco/trim/drywall has been completed. For each inspection, the Permit Card and the Approved Job Copy of the Drawings (if any) must be presented to the inspector.

8. QUESTIONS:

- If you have any questions regarding your project, please contact the Building Safety & Housing Department at (408) 586-3240.