



**CITY OF COSTA MESA**  
 77 Fair Drive, Costa Mesa, California 92626

Building Division (714) 754-5273

**Residential Window and Door Replacement (like for like)**

- A. Residential Window and door replacements shall comply with the 2022 California Residential Code (CRC) and the 2022 California Energy Efficiency Standards.
- B. All replacement windows and glazed doors shall comply with the Mandatory Measures and Prescriptive measure requirements of the California Energy Code: Windows and glazed doors: U of 0.30 max, SHGC of 0.23 max. Doors: Area-weighted average U of 0.20 max. Labels provided with window(s) & doors must be present for final inspection.
- C. Provide 4% minimum operable area into the room for ventilation and 8% minimum glazed area in habitable rooms. (R303.1 CRC)
- D. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening with minimum dimensions as specified below. **For exceptions See R310.2.5.**
- a. Minimum net clear opening width: 20 in.
  - b. Minimum net clear opening height: 24 in.
  - c. Minimum clear open area of 5.0 S.F. at grade level or basement and 5.7 S.F. at 2nd floor.
  - d. Sill height shall be 44" maximum above finished floor.
- E. Exterior windows at 2<sup>nd</sup> floor where the lowest part of the clear opening is less than 24" above the finished floor and greater than 72" above the finished grade or surface below on the exterior of the building, the operable sections of windows shall meet one of the followings: (R312.2 CRC)
- a. Openings shall not allow a 4 in. diameter sphere to pass through.
  - b. Equipped with window fall prevention devices per ASTM F2090.
  - c. Equipped with window opening control devices per ASTM F2090.
- F. Glazing installed in windows and doors shall meet the requirements for hazardous locations as specified in CRC Section R308.4. Laminated, tempered or other approved safety glazing is required in the hazardous following locations:
- a. Glazing in doors, swinging, sliding or bi-fold.
  - b. Glazing in windows adjacent to doors within 24" of either edge of the door and less than 60" above the walking surface.
  - c. Glazing within 5 feet from pool or spa.
  - d. Glazing in windows at shower or bathtub and stair landings less than 60" above a standing surface.
  - e. See Section R308 for more information on the hazardous locations.
- G. **When valuation of the alteration exceeds \$1,000, smoke detectors shall be installed in all sleeping rooms, in all areas giving access to the sleeping rooms and on each additional story of the dwelling. Carbon monoxide alarms shall be installed outside each sleeping area and on each level of the living unit. (R314.8.2 & R315.2).**
- H. Replacement windows or doors that alter the existing building moisture barrier must provide the following: (R703.7 CRC)
- a. Door/window frames must be caulked to provide a moisture seal.
  - b. Flashing material must be placed around the opening over window and door flanges.
  - c. Any exterior lath requires two layers of Grade D paper or 60-minute building paper backing must be installed at all exterior walls with stucco covering or siding. Each stage of the exterior **wall surface replacement must be inspected** before covered. Caulking, lath and backing building paper must be inspected prior to installation of the stucco scratch coat. Both the brown and finish coats require separate inspections. Caulking, flashing and 60-minute building paper backing must be inspected prior to installation of siding.

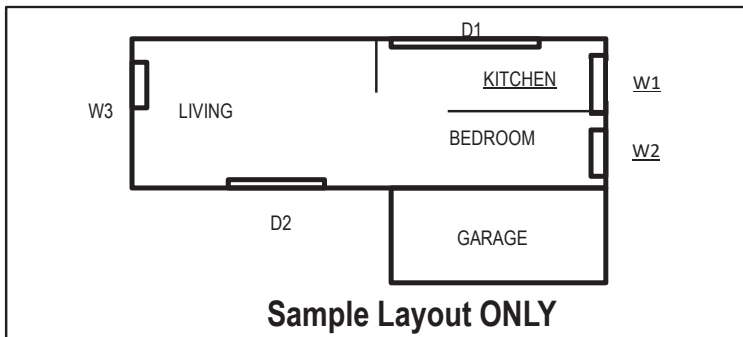
**INSTRUCTION:**

**In the spaces provided below, sketch a floor plan of all levels of the existing house where doors and/or windows are to be replaced. List the use of all rooms on each floor layout, show the locations and provide dimensions of all existing/replacement windows/doors in the exterior walls. Complete window/door schedule at the bottom. Refer to examples on the left for more information.**

**1ST FLOOR LAYOUT**

**2ND FLOOR LAYOUT**

**PLEASE NOTE:** New and enlarged openings for windows and doors require a State of California registered Engineer to analyze framing, and lateral system requirements. Stamped calculations and plans must be provided for new door or window.



**Sample Window and Door Schedule ONLY**

Door	Window	Existing Size & Type	New/Replacement Size & Type
D1(WxH)		3 <sup>0</sup> x 6 <sup>8</sup>	3 <sup>0</sup> x 6 <sup>8</sup>
D2 (WxH)		6 <sup>0</sup> x 6 <sup>8</sup> Slider	6 <sup>0</sup> x 6 <sup>8</sup> French Door
	W1 (WxH)	4 <sup>0</sup> x 3 <sup>6</sup> Slider	8 <sup>0</sup> x 6 <sup>8</sup> Slider
	W2 (WxH)	4 <sup>0</sup> x 3 <sup>6</sup> Slider	4 <sup>0</sup> x 5 <sup>0</sup> Casement
	W3 (WxH)	5 <sup>0</sup> x 3 <sup>0</sup> Slider	5 <sup>0</sup> x 3 <sup>0</sup> Single Hung

Owner's Name: \_\_\_\_\_  
 Project Address: \_\_\_\_\_  
 Phone No: \_\_\_\_\_

**Window and Door Schedule**

Door	Window	Existing Size & Type	New/Replacement Size & Type	U-Factor	SHGC