



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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**REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL
WINDOW ALTERATIONS:**

- 2022 California Residential Code (CRC):
 - All new or replacement windows must have fall protection when the sill of an operable window opening is located less than 24 inches above the finish floor and greater than 72 inches above the finished grade or other surface below on the exterior side of the building (CRC R312.2).
 - At least one window in every sleeping room must comply with emergency escape and rescue provisions if a door to the exterior is not present (CRC R310):
 - 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 (CRC R308):
 - Windows adjacent to a door where the bottom edge of the glazing is less than 60" above the floor and where the glazing is within 24" of either side of the door in a closed position, or where the glazing is on a wall perpendicular to the door in a closed position and within 24" of the hinge side of an in-swinging door.
 - 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 a 60" horizontal arc less than 180° from the bottom tread nosing.
 - Smoke alarms are required in all alterations in which the valuation of the work exceeds \$1,000 (CRC 314; California Health and Safety Code 13113.7).
 - Carbon monoxide alarms are required in all existing dwelling units with a fuel fired appliance or fireplace, or with an attached garage (CRC R315; CA H&S Code 17926).
 - Replacement window glazing must have at least one pane of tempered glass or 20 minute rated glazing if the residence was constructed after July 1, 2008 (CRC R337.1.3, Exception 5).

- Town of Mammoth Lakes Municipal Code (TOML MC):
 - If LPG is provided to the building, propane sensors and alarms are required for all residential occupancies when the valuation of the work exceeds \$1,000. One LPG sensor with an audible alarm is required in the subfloor of a detached one- or two-family structure, and another is required at the first floor for all residential structures (TOML MC 15.24.086).

- 2022 California Energy Code (CEC):
 - Altered windows with no more than 75 square feet of replacement glazing must have a U-Factor that does not exceed .40, with no requirement for maximum SHGC (CEC 150.2[b][1][B] Exception 1).
 - Altered windows that have 75 square feet or more of replacement glazing must have a U-factor that does not exceed .30, with no requirement for maximum SHGC (CEC 150.2[b][1][B];150.1[c][3][A]; Table 150.1-A).
 - **Leave stickers in windows for inspection.**