



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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REQUIREMENTS FOR CONDOMINIUM RESIDENTIAL
WINDOW ALTERATIONS:

- 2022 California Building Code (CBC):
 - All new or replacement windows must have fall protection when the sill of an operable window opening is located less than 36 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 (CBC 1015.8).
 - 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 (CBC 1031):
 - 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 and below the fourth 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 (CBC 2406):
 - 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 a 24" arc of either vertical edge of the door in a closed position.
 - 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 60" 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 60" above the landing and within a 60" horizontal arc that is 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 (CBC 907.2.11; California Health and Safety Code 13113.7).
 - Carbon monoxide alarms are required in all existing residential dwelling units (CBC 915; California Health and Safety 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 (CBC 701A.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 lowest portion of any crawlspace area, and another is required at the lowest floor of the dwelling unit (TOML MC 15.24.086).

- 2022 California Energy Code (CEC):
 - Altered windows must have a U-Factor that does not exceed .47, and RSHGC that does not exceed .41 (CEC 141.0 [b][2][A][i]; Table 141.0-A).
 - **Leave stickers in windows for inspection.**