



Residential Window Replacement

Same Day Review

Bulletin 74

Division of Building Safety and Inspection for 2018 International Codes

The purpose of this bulletin is to provide guidance when applying for a "same day review" to replace windows (same for same in size) in residential structures.

Changing the opening sizes of the windows requires a regular building permit.

Step One - Apply online here: <https://pals.piercecountywa.gov/palsonline/#/dashboard>

- Your application must have:
 - Residential Application Form
 - Floor plan showing any window being replaced, with measurements. Label all rooms. Show location of stairs and doors with direction of swing.

Step Two - Print your Permit and have onsite for your inspector.
Your issued permit will be emailed to the applicant's email address you provide.

Step Three - Install your windows.
Window openings are required to be flashed and sealed.

Step Four - Call for Inspection.
Same for same window replacements require ONE inspection: final only. Please schedule your inspection when a legal adult will be present to allow the inspector to enter the home.

- **Energy:**
All new windows must meet a minimum U-Value of .30.
- **Tempered/Safety Glass Required (see Diagram #1, Page 2):**
 - Glazing (glass) in or within 24 inches adjacent to swinging doors.
Exceptions:
 - ✓ Decorative glazing.
 - ✓ Where there is a wall or barrier between the door and the glazing.
 - ✓ Where access through the door is to a closet area 3 feet or less in depth.
 - ✓ Glazing that is adjacent to the fixed panel of patio doors (sliders).
 - Within 60 inches (measured horizontally) of a wet surface (bathtub, shower, pool etc.), walking surface or the bottom of stairs.
Exceptions:
 - ✓ Glass/glazing more than 60 inches above a wet surface.
 - ✓ Glass/glazing more than 36 inches above or measured horizontally from a walking surface.
 - ✓ Glass/glazing also covered by a guard railing 34-38 inches in height.

- **Fall Protection (see Diagram #2 below):**

If the bottom windowsill is less than 24 inches above the *interior* floor **and** greater than 72 inches above the *exterior* grade, the window must have a stopping device that:

- Prevents the window from opening more than a 4-inch sphere at its largest opening point.
- Complies with ASTM F2090
- Designed to allow egress windows to open in the event of an emergency.

DIAGRAM #1 – TEMPERED / SAFETY GLASS

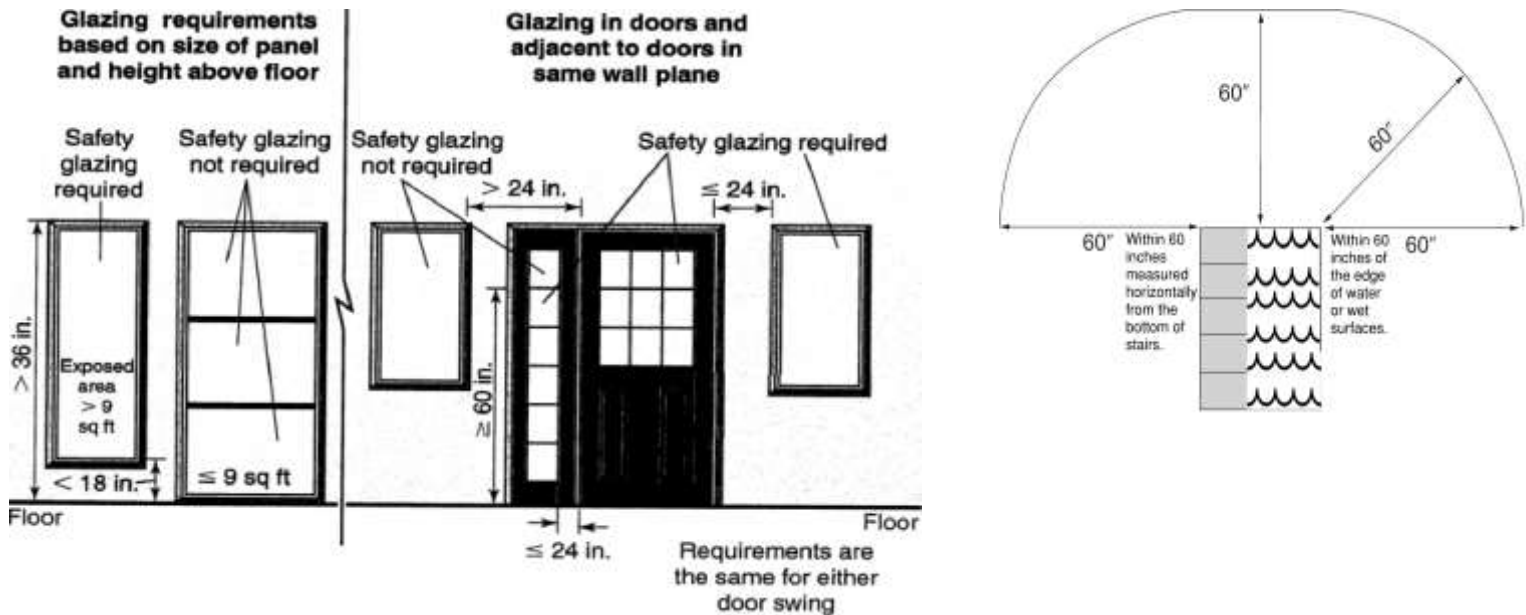


DIAGRAM #2 – FALL PROTECTION

