Residential Window Replacement (Same Day Review)
Bulletin 74
For 2018 International Codes

This bulletin provides 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 at piercecountywa.gov/permit

Your submittal must include:

- Residential Application form
- Floor plan:
  - Show 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 it 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 must be flashed and sealed.

**Step Four**
Call for inspection (253) 798-4900

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**