



# City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT      BUILDING DIVISION      (805) 449-2500  
 PLANNING DIVISION      (805) 449-2323  
 HOUSING/REDEVELOPMENT DIV.      (805) 449-2393

## NEW WINDOW AND WINDOW REPLACEMENT REQUIREMENTS

**All New and Replacement windows** must have a Solar Heat Gain Coefficient (SHGC) value of .25 or less and a U-Value of .32 or less to meet State of California Energy Requirements.

### Code Requirements:

- It is a California Building Code requirement that all glass in areas subject to human impact where safety glazing is required have a permanently affixed label on each individual pane that identifies it as safety glazing.
- Glazing within a 24" arc of either side of a door or within 40" of any door locking mechanism shall be tempered or safety glass.
- Tempered or safety glass is required to be installed in windows that are within 18" of the floor, have individual panes greater than 9 sq. ft., the top edge of the pane is more than 36" above the floor and is within 36" of a walking surface. (All of these must apply to require tempered glass.)
- All glass doors shall be tempered or safety glass.
- Windows enclosing – or in walls enclosing (include exterior walls) – tubs, showers, stairways and landings where the bottom of the window is less than 60" above the floor drain inlet or floor surface shall be tempered.
- New and replacement bedroom windows (at least one per room) shall be a minimum net clear openable area that measures 5.7 sq. ft. (If the window is 44" or less above grade on the exterior, the opening may be reduced to 5 sq. ft.) The minimum height dimension shall be 24". The minimum width shall be 20". A minimum of one window per bedroom must meet these requirements.
- Bedroom egress windows shall have a finish sill height of not more than 44" measured from the floor. Houses built after 2008 shall have the bottom of the clear window opening not greater than 44" measured from the floor. Houses built before 1976 may have a finished sill height of not more than 48" for replacement windows.

*Note: Even though a window opening may meet the vertical and horizontal measurements, it may not meet the net opening requirement. Accurate measurements must be taken before purchasing windows.*

I acknowledge that code requirements for new and replacement windows will be complied with.



Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PERMIT NO. \_\_\_\_\_

Existing Window Size	New Window Size (Sq. Ft.)	Type (Slider, etc.)	Location (Room)	Tempered Glass (Y/N)	SHGC Value	U-Value

- Styles to be compatible with existing window(s) and doors.
- Approval from homeowners association (if applicable) prior to construction is advised.

	<b>City of Thousand Oaks</b> COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION	<b>NEW WINDOW AND WINDOW          REPLACEMENT REQUIREMENTS</b>	
	 Building Official	October, 2014	B-27