



# Windows & Doors

Project Address: \_\_\_\_\_

At the Heart of Community

## Rules & Restrictions

\*Bedroom windows: Shall have at least one emergency escape and rescue window with a net clear opening of not less than 5.7 square feet (820.8 square inches) or 5.0 square feet for *\*grade floor opening* which shall be obtained by normal operation (without removing the sash). In bedrooms where the existing windows do not meet the net clear opening requirements, existing net clear opening(s) shall be noted below; replacement windows shall not reduce the existing opening size.

**\*GRADE FLOOR OPENING:** A window or other opening located such that the sill height of the opening is not more than 44 inches (1118mm) above or below finished ground level adjacent to the opening.

**Window Types: C-Case ment, B-Bay, SH-Single Hung, F-Fixed, DH-Double Hung, A-Awning, S-Slider, O-Other**

Room	Type & U-Factor	New Window Net Clear Opening IN INCHES Width x Height Completed by Contractor/Owner	Type	Existing Window Net Clear Opening IN INCHES Width x Height Completed by Contractor/Owner
Master Bedroom				
Bedroom #2				
Bedroom #3				
Bedroom #4				
Bedroom Basement or Other				

Room	Type	<u>WINDOW/DOOR</u>		Safety Glazing (Tempered)	
		Size( W x H ) & U-Factor(Glass/Sidelight)		Y	N
Living				Y	N
Kitchen				Y	N
Dining				Y	N
Family				Y	N
Den				Y	N
Foyer				Y	N
Utility				Y	N
Other				Y	N

## Costs

\$55.00 Plan Review Fee

\$75.00 Permit Fee

\$105.00 Building Deposit --refunded in accordance with Municipal Code Title 8, Chapters 2-6, Sections A-E. Allow 4-6 weeks for refund after final inspection has taken place.

## Rules & Restrictions (continued)

\*Doors: If applicable, please include any safety glazing information, framing modifications and whether the door is self-closing. All exterior doors must be completely sealed in compliance with the 2018 International Energy Code.

## Materials

\*All windows and doors shall be installed and inspected in accordance with the safety glazing and egress requirements of the 2012 International Residential Code, Section 308 & 310 and the 2015 International Energy Conservation Code with state amendments.

## What to Submit

\*Completed application.

\*Copy of signed contract.

\*Details of windows and doors that are being installed and complete (see chart) regarding type, location, size and safety glazing.

\*Header detail if the existing opening is being enlarged or a creating a new opening.

## Inspections

\*Rough Inspection – All windows need to be inspected for proper sealing of any gaps between the window unit and the building frame prior to installing trim and for compliance with the 2015 International Energy Conservation Code.

## Note:

\*If an inspector needs to return more than once for the same phase of any required inspection, a \$85.00 re-inspection fee will be required to be paid before the re-inspection takes place.

\*If final inspection is not approved prior to expiration date on permit, the building deposit is forfeited to the Village.

**\*\*This Handout must be present at time of inspection.**

I have read and reviewed these requirements. \_\_\_\_\_

Signature of Applicant

Date

## Code requirements for escape and rescue windows for bedrooms

Many home fire deaths and injuries occur during the night when the family is sleeping so the Code requires all bedrooms have windows that may be used for emergency escape and rescue. The emergency windows have to open directly to the outside of the building. The requirement for emergency escape and rescue openings (windows) exists because the fire may have spread before occupants are aware that fire and smoke has blocked their normal way out of the house.

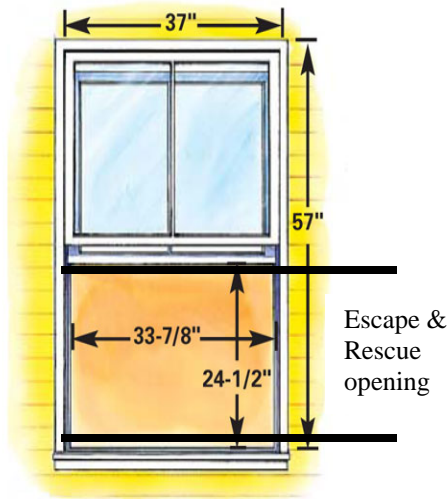
The minimum dimensions required by the International Residential Building Code section R310 for emergency escape and rescue openings are based on extensive testing by the San Diego California Building and Fire Departments. The minimum required width (20 inches) and height (24 inches) is based on the necessary width and height to place a ladder in the window opening and allow a firefighter in full rescue gear to enter. Additionally, the minimum size of the opening must be 5.7 square feet or 821 square inches.

This minimum opening standard is the size needed for a firefighter to perform a rescue or for an occupant to escape. These minimum standards have been incorporated into the model building codes for over 20 years and are adopted by Village ordinance as the standard for the Lake Zurich Building Code. The escape opening must be achieved by normal operation of the window from the inside without the use of tools, keys or special knowledge and the window cannot be removed to meet the 821 square inches required. (See diagrams)

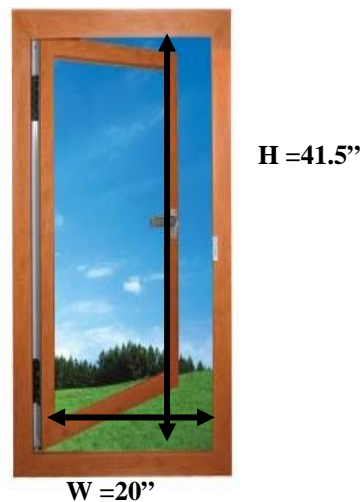
Many homes were built prior to the existing Codes and are not required to comply with these minimum dimensions. However, when replacing your windows, the existing bedroom escape openings are not to be reduced or made smaller by the new windows. In short, this means that the bedroom escape replacement window must be installed to the original existing rough framing. Insert type replacement windows that slide into the window frame reduce the opening and will not be approved. A building permit is required for replacement windows.

The escape opening is measured by fully opening the window. The clear width and height of the opening are measured to obtain the size of the net clear escape opening.

Should you have questions related to emergency escape and rescue openings, window replacement or other home improvement project please contact the Building Department at 847-540-1696.



Double Hung Window



Casement Window