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Date: **Updated 1/1/2020.**
Project **Replacement of windows and doors**

Note.
When replacing windows, If there are no header changes, (same size or smaller) no permit is needed. However all bedroom windows are to be as large as possible within the existing opening to meet egress. (Casements instead of sliders, etc.)
Hazardous locations require safety glazing. (Listed below)

Requirements if changing structural headers.

1) **Drawings required** for header modifications.
(Same size or smaller windows acceptable, without permit.)

2) **Hazardous locations**
   A) **Glazing in wet surfaces R308.4.5** (bathtubs)
   See attached building planning, Shall be considered a hazardous location and be required to have safety glazing.
   Exception: Glazing that is more than 60" measured horizontally from the edge of a shower, hot tub, spa, whirlpool, or swimming pool or from edge of shower sauna or steam room.

B) Gazing adjacent to doors and ramps R308.4.2

See attached building planning. Shall be considered a hazardous location and be required to have safety glazing.

Exception:

1) Where glazing is adjacent to a walking surface and a horizontal rail is installed at 34 to 38 inches above the walking surface.

2) Glazing 36 inches or more measured horizontally from the walking surface.

C) Glazing in windows. R308.4.3

Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location.

1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge of the glazing is less than 18 inches
3. The top edge of the glazing is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches of the glazing.

3) Window fall protection

R312.2.1

Window sills.

In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following.

1) operable window openings will no allow a 4 inch diameter sphere to pass through where the openings are in their largest opened position.

2) Operable window openings are provided with window fall prevention devices that comply with ASTM 2090

3) Operable window openings are provided with window opening control devices that comply with R312.2.2

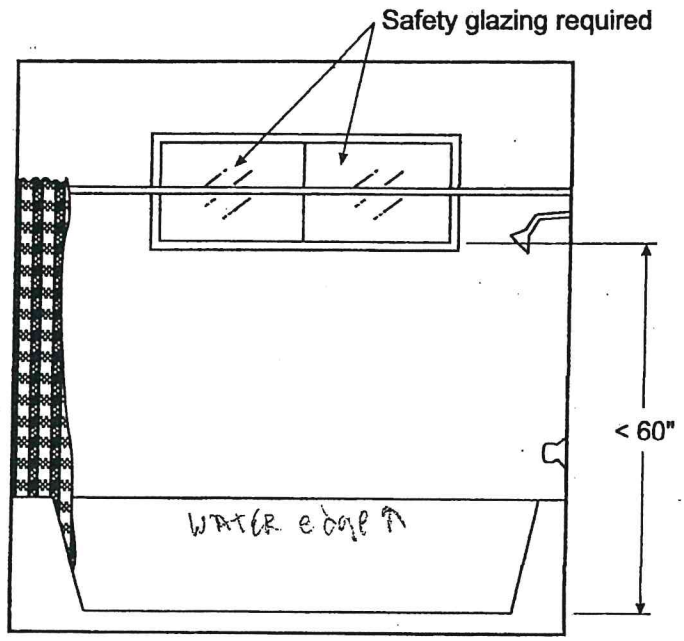
Windows in sleeping rooms in a existing building, to be replaced with the largest clear opening of window area possible. (Such as replacement with a casement instead of a slider) To maximize opening window egress area in sleeping areas.

NOTE: Plans and Specs shall not be changed, modified or altered without authorization from the City of Deer Lodge Building Codes.

Topic: Glazing and Wet Surfaces | **Category:** Building Planning
Reference: IRC 308.4.5 | **Subject:** Safety Glazing

Code Text: *Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location..* See exception for glazing located more than 60 inches horizontally from the water's edge of a hot tub, whirlpool, spa, swimming pool or bathtub.

Discussion and Commentary: Because the standing surfaces of, and adjacent to bathtubs, showers, hot tubs, swimming pools and similar elements are wet and slippery, glazing adjacent to these elements must be regulated due to the potential for human impact. It is not uncommon for the user to slip while trying to enter or exit. Safety glazing is mandated where any of the glazing within the enclosed area extends to within 60 inches vertically of the standing surface.



For SI: 1 inch = 25.4 mm.

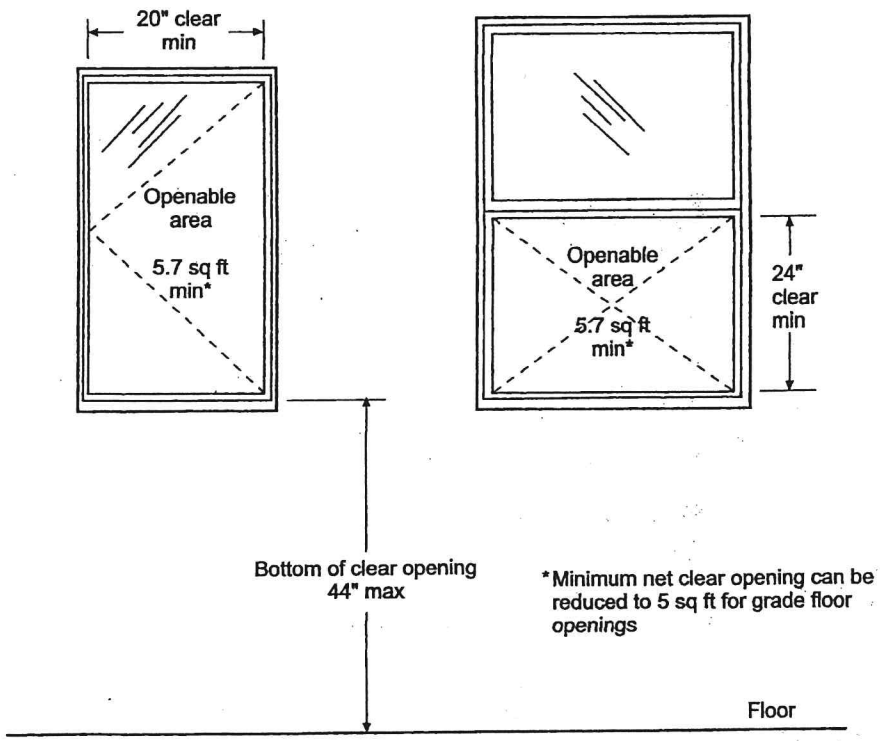
Glazing within a shower enclosure

Where a "garden tub" or similar element is installed within an alcove or similar recessed area having windows or other glazed openings, the glazing in the walls of the alcove are considered a portion of the enclosure and are thus regulated.

Topic: Openings Required | **Category:** Building Planning
Reference: IRC R310.1 | **Subject:** Emergency Escape and Rescue Openings

Code Text: *Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.* See exception for small mechanical equipment areas. *Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.*

Discussion and Commentary: Because so many deaths and injuries from fire occur as the result of occupants of residential buildings being asleep at the time of a fire, the code requires that basements and all sleeping rooms have doors or windows that may be used for emergency escape or rescue. The concern is based on the fact that often a fire will have spread before the occupants are aware of the danger; thus, the normal means of escape will most likely be blocked.



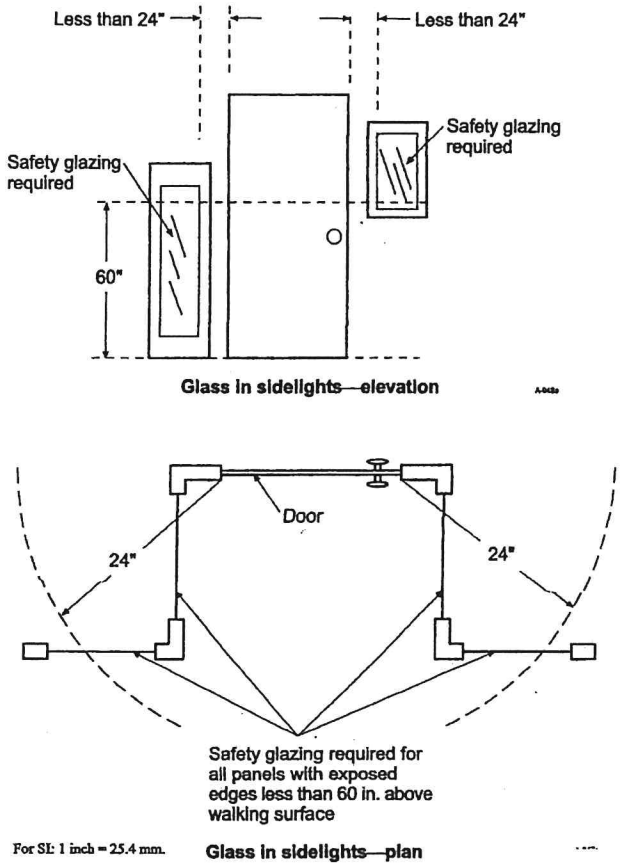
For SI: 1 square foot = 0.093 m², 1 inch = 25.4 mm.

The minimum dimensions for an escape and rescue opening are based on both escape and rescue criteria. Where the opening occurs very near ground level, the clear opening size can be reduced because access from the exterior can be more easily accomplished without the use of a ladder.

Topic: Glazing Adjacent to Doors | **Category:** Building Planning
Reference: IRC R308.4.2 | **Subject:** Safety Glazing

Code Text: *Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface shall be considered a hazardous location.* See five exceptions where safety glazing is not mandated.

Discussion and Commentary: When an individual approaches a doorway, areas adjacent to the door pose a risk when glazing is within 60 inches vertically of the walking surface. A person may slip or mistake the glass panel adjacent to a door for a passageway and walk into the glass, or a person may push against the sidelight with one hand for support while opening the door with the other hand. Therefore, safety glazing is required for any glazed opening located within 24 inches horizontally of the vertical edge of the door.



Where there is an intervening wall or similar permanent barrier between the door and the glazing, or where access through the door is to a closet or similar storage area of limited depth, safety glazing is not required, as the potential for contact is greatly reduced. Safety glazing is also not mandated where decorative glazing is installed or for glazing adjacent to the fixed panel of a patio door.