



Window/Door Replacement Minimum Requirements

* WINDOW AND DOOR REPLACEMENT PERMITS REQUIRE **2** INSPECTIONS. A MID-INSTALLATION INSPECTION, NORMALLY WITH THE 1ST OR 2ND WINDOW SO WE CAN INSPECT HOW THEY ARE INSTALLED AND WHAT TYPE OF PREP WORK WAS DONE TO THE OPENING. A FINAL INSPECTION WILL COMPLETE THE PROJECT.

1. Window make, model and manufacture.
2. Specify U-factor, maximum allowed is 0.30
 - a) Fully glazed sliding glass doors with factory installed internal blinds will be taken into consideration if the above U-factor cannot be achieved, 0.38 or better will be required.
3. Installation and flashing details per manufacture.
4. Location of all windows/doors being replaced or added.
5. Sizing changes identified on if increasing/decreasing window size rough opening.
6. Tempered glazing required as per 2018 IRC
7. Bedrooms/Basement egress window requirements:
 - a) If an existing bedroom window meets egress requirements, then the replacement window must meet the minimum requirements as well. 2018 IRC section R310 and as amended by the Town of Parker
 - b) If an existing bedroom window does not meet minimum egress requirements of the 2018 IRC section R310, then a Parker building inspector must verify the existing window prior the window being removed. Also the new window must maintain the same net clear opening including the original height and width of the operable area or better. (Like for Like)
 - c) Please verify all amendments to the 2018 IRC section 310 in its entirety on our website www.parkeronline.org, under Building Division/Building Codes.
8. If a new window opening is created or an existing window is made larger, please be aware that where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass. IRC 2018 section R312.