

City of Newport Beach - Building Department

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
July 25, 2000 Revised 1/17/2006 Revised 3/17/2006	Window and Door Replacement Policy	UBC 310.4

Where windows and doors are being replaced, the requirement of safety glazing, egress, and energy requirement for dual glazing ($U = 0.67$ max.) apply. If the size of an existing bedroom egress window to be replaced does not comply with CBC 310.4 requirements, the replacement window type shall render a complying net opening size, or the size of opening shall be increased as required.

When the net clear opening width of an egress window is complying, the opening size may be increased to comply with the opening net clear height and area requirement by lowering the window sill without increasing the width of the opening, thus avoiding increasing the header width. Increasing the width of opening requires structural design by a licensed engineer or architect.

Where the type of exterior door is changed (such as using a swinging door in place of old slider), the door shall swing in if the interior floor elevation is more than one inch above exterior grade.

Jay Elbetta, Building Director

