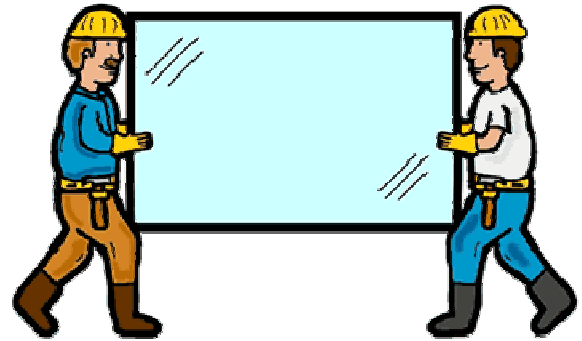


REPLACING WINDOWS



This handout is intended only as a guide and is based in part on the 2007 Minnesota State Building Code, Maple Grove City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

PERMITS

Building permits are required whenever windows are replaced with the following exceptions:

1. Installation of combination storm/screen windows.
2. Sash replacements.
3. Glass replacements or repairs.

The code requires that windows be installed in accordance with the manufacturer's installation instructions.

ENERGY EFFICIENCY

New windows are required to meet the energy code. The following U-Values **may not be exceeded** for the various window types:

- 0.35 For windows and glass doors except foundation windows 5.6 sq. ft. and less.
- 0.60 For skylights.

Labels are required on windows to assist you in selecting windows that meet the energy code.

SAFETY GLASS

Some windows are required to have safety glass in them to reduce the potential for injury in the event of accidental contact with the window. Generally, windows adjoining doors, stairs, landings, and bathtubs or spas require safety glazing. Glass installed in storm, patio, or entry doors must be safety glazed. Also, windows that exceed certain sizes are required to be safety glazed. When windows are replaced, they must meet the safety glazing requirements of the current code. The Building Department has a handout that details the various locations where safety glazing is required.

EGRESS WINDOW REPLACEMENT

If you are replacing an existing egress window in an existing bedroom, you may replace that window with the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening provided the window is of the same operating style as the existing window. Windows of other operating styles that provide a larger openable area will be permitted.