

# RESIDENTIAL WINDOW REPLACEMENT INFORMATIONAL HANDOUT



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CITY OF HUTCHINSON BUILDING DEPARTMENT  
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Web Site with Forms [www.ci.hutchinson.mn.us/bldg.htm](http://www.ci.hutchinson.mn.us/bldg.htm)

**Q. Do I need to apply for a permit to replace existing doors and windows?**

**A.** Yes. MN Rule requires a permit when an owner or contractor intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.

**Q. Are there any code requirements I should be aware of when replacing windows?**

**A.** There are several building code requirements that must be complied with when replacing a window to ensure safety glazing is provided in all necessary locations.

1. Any glass within 24 inches of either side of a door must be safety glazing when the bottom edge of the glass is less than 60 inches above the adjacent floor surface.
2. All glazing within doors must be safety glazing.
3. Any single pane of glazing within 18 inches of the walking surface and greater than 9 square feet must be safety glazing.
4. Any glazing installed within bathing areas that is less than 5 feet above the adjacent floor must be safety glazing.
5. Any glazing adjacent to stairways, landings, and ramps that are within 36 inches of the walking surface when the glass is less than 60 inches above the walking surface must be safety glazing.
6. Any glazing within 5 feet of the bottom of a stairway must be safety glazing, whether the stairway is on the interior or exterior of the building.

**Q. Are there any Energy Code requirements that apply to replacement windows?**

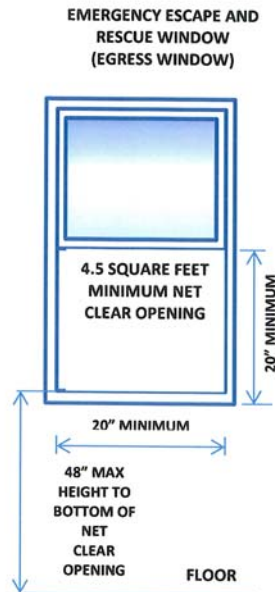
**A.** Replacement windows are required by the Minnesota State Energy Code to provide a maximum U-factor of 0.35. The lower the U-factor, the more energy efficient the window will be. This information can typically be found on one of the stickers on the pane of a new window.

**Q. I've heard a lot about egress windows being required in bedrooms. What are the code requirements for egress windows?**

**A.** The answer to this question depends on whether the property is an owner-occupied home or if the property is a residential rental unit.

*(See further explanation on reverse side of this sheet)*

## EGRESS WINDOW DIMENSION REQUIREMENTS



**Owner-occupied dwelling:** A replacement window in a sleeping room is permitted to be replaced with the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for a greater net clear opening than the existing.

*For example, a double-hung window may be able to be replaced with a casement window as it would provide a larger net clear opening. However, a casement window would not be permitted to be replaced by a single-hung or double-hung window because this would decrease the size of the net clear opening of the window.*

**Residential Rental Units:** The window in a sleeping room, ***whether it is planned to be replaced or not,*** must comply with the following requirements, which are derived from MN State Fire Marshal's Division Policy: INS-04 (2007).

1. If an egress window in a sleeping room within a rental property was installed prior to July 1, 1972 or is to be replaced, the egress window must provide:
  - a. Minimum 20" net clear opening width.
  - b. Minimum 20" net clear opening height.
  - c. Minimum 4.5 sq. ft. net clear opening.
  - d. Finished sill height of not more than 48 inches above the adjacent floor.
2. If an egress window in a sleeping room within a rental property was installed after July 1, 1972, the egress window must comply with the dimensional requirements of the building and/or fire code in effect at the time of construction.