

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights MN 55077
Inspections Department
Phone: 651-450-2550
Fax: 651-450-2502
www.invergroveheights.org

WINDOWS AND DOORS

UPDATED 6-6-14

This informational handout is designed to address the most common code questions regarding window and door replacement or alterations. If you have any additional questions, contact the Inspections Department at 651-450-2550.

A permit is required for the replacement or installation of windows (including storm windows) and doors (except storm doors) in the City of Inver Grove Heights. The permit fee is based on job valuation. Building permit applications are available at City Hall, on the City's website, or may be mailed upon request.

Current Energy Code requires a minimum energy efficiency rating U factor of .35 or lower.

AN INSPECTION OF THE WORK IS REQUIRED. Also, **smoke detectors must be installed and inspected** in accordance with the State Building Code. A smoke detector must be installed in each bedroom and in a hallway or space that provides access to a bedroom. A smoke detector is also required on each level of the dwelling. Please follow the manufacturer's specifications for location details or install as follows::

Flat Ceilings: locate no closer than 4 inches from the adjoining wall surface

Peaked Ceilings: locate within 36 inches horizontally of the peak, but not closer than 4 inches vertically to the peak.

Sloped Ceilings: for sloped ceilings having a rise greater than 1 ft 8 ft horizontally shall be located within 36 inches of the high side of the ceiling, but not closer than 4 inches from the adjoining wall surface.

Wall Mounting: locate not closer than 4 inches from the adjoining ceiling surface and not further than 12 inches from the adjoining ceiling surface.

These smoke detectors need not be interconnected nor hardwired, when, to do so, would require the removal of interior finishes.

If replacing existing windows *and not* altering the rough opening size, you are not required to meet the current code requirements for egress window sizes if the following 3 conditions are met:

1. The replacement window is 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 window opening area than the existing window
2. The rooms or areas are not used for any Minnesota state licensed purpose requiring an egress window
3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.

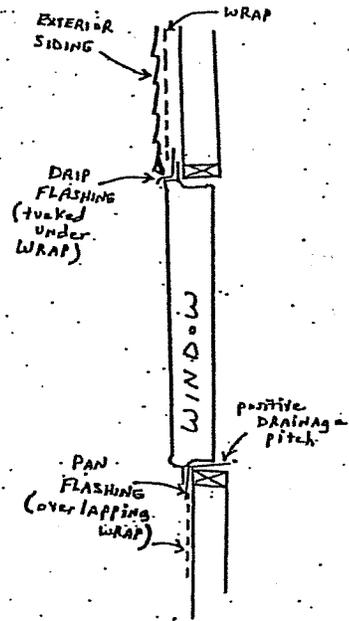
FLASHING:

Approved corrosion resistant flashing shall be applied shingle fashion in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion resistant flashing shall be installed at all of the following locations

1. Exterior window and door openings. Flashing at the exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.
2. Under and at the ends of masonry, wood, or metal copings and sills.
3. Continuously above all projecting wood trim.

**PAN FLASHING OF WINDOWS AND DOORS:
(for new construction or additions)**

A pan flashing shall be provided under all exterior windows and doors. Pan flashing shall be a) sloped to drain water to the exterior surface of a weather resistive barrier or flat with sealed back dam and side dams to prevent re-entry of water into the wall cavity or onto interior finishes, and b) maintain the thermal envelope of the building. Pan flashing made from metal must be thermally isolated from interior surfaces.



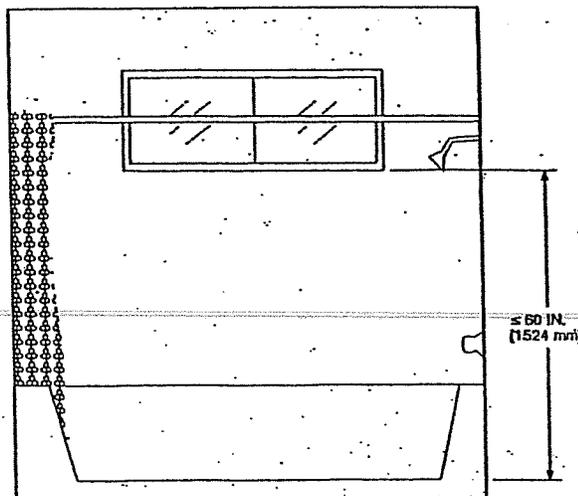
Exceptions:

1. Windows or doors installed in accordance with the manufacturer's installation instructions which include an alternate flashing method.
2. Windows or doors in detached accessory structures.
3. Skylights, bow or bay windows.
4. Doors required to meet accessibility requirements that would prevent the installation of pan flashing.
5. Repairs or replacement of existing windows and doors.
6. When a method is provided by a registered design professional.

NOTE: The current code requirements concerning safety glass will have to be met, regardless of all other conditions. Please refer to the following pages for the most common conditions where safety glass would need to be provided.

WINDOWS WITHIN A SHOWER ENCLOSURE:

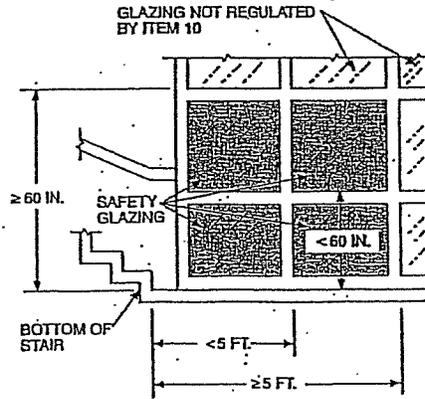
If the window is less than 60 inches above a standing surface, then safety glazing would be required. This same requirement applies not only to showers but also to windows installed adjacent to hot tubs, whirlpools, saunas, steam rooms and bathtubs.



GLAZING WITHIN A SHOWER ENCLOSURE

WINDOWS ADJACENT TO STAIRWAYS

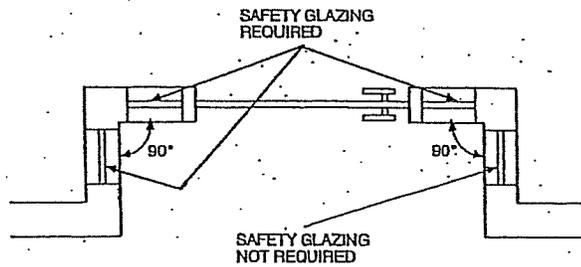
Any glass pane less than 60 inches above the walking surface of a stairway or landing, or within 5 feet from the top or bottom step of a stairway must be safety rated or tempered.



GLAZING ADJACENT TO STAIRWAYS

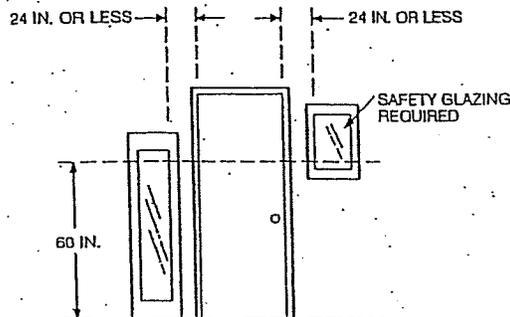
WINDOWS IN SIDELIGHTS

Any glass pane which is less than 60 inches above the walking surface and within 24 inches of either edge of the door (when door is closed) must be safety rated or tempered.



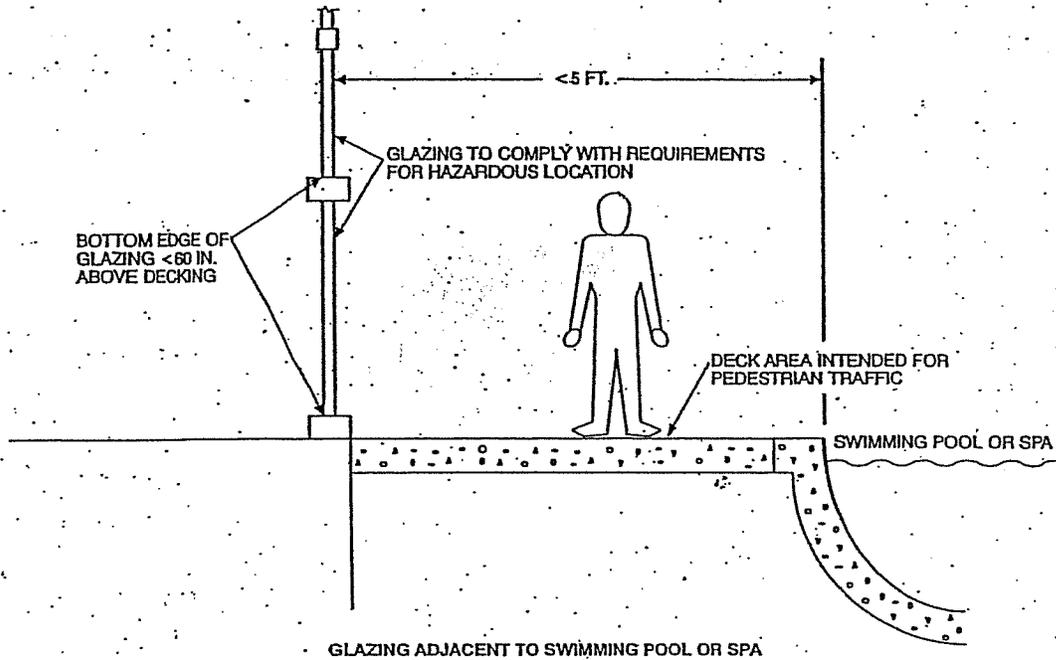
APPLICABLE TO DWELLING UNITS ONLY

GLASS IN SIDELIGHTS—DWELLINGS



GLASS ADJACENT TO SWIMMING POOL

Glass within 5 feet horizontally from the water's edge of a pool or spa must be safety glass when the bottom edge of the exposed glass is less than 60 inches above pool edge.



ANY GLASS PANES THAT MEET ALL OF THE FOLLOWING CONDITIONS MUST BE SAFETY RATED OR TEMPERED:

- a single pane with a surface area of over 9 sq. ft. AND
- bottom edge of glass pane is less than 18 inches above walking surface AND
- top edge of glass pane is more than 36 inches above the floor AND
- a walking surface is within 36 inches horizontally of the glass pane.

