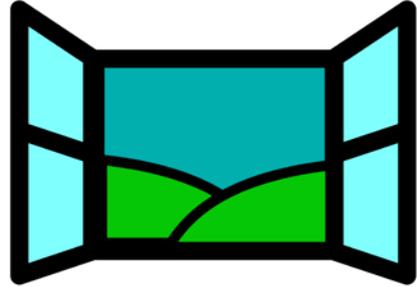


WINDOW REPLACEMENT (RESIDENTIAL)



BUILDING DEPARTMENT
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This handout is intended only as a guide and is based in part on the 2015 Minnesota Residential Code, Big Lake 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

Permits are required when replacing or installing windows. When filling out the permit application, it is important to specify if the existing windows will be replaced with the same size windows or if the window opening size will be changed.

PLAN SUBMITTAL DOCUMENTS

- Completed permit application.
- Additional information MAY be required with the application if you are installing larger or smaller sized windows.

LIST OF INSPECTIONS

- Framing Inspection: required only when replacing windows with larger sized windows. This inspection is done when the window is installed but the framing is still visible.
- Final Inspection: when project is completed.

GENERAL CODE REQUIREMENTS

- A basement must have at least one (1) egress window. Each bedroom must have at least one (1) operational egress window. There are minimum area, height, width, and operational requirements for egress windows. Please refer to the handout for Egress/Escape Windows.
- When the new windows are installed, the Minnesota Building Code requires the dwelling to be updated to the current smoke alarm requirements. There must be:
 - One (1) smoke alarm in each sleeping room.
 - One (1) smoke alarm outside of each sleeping room in the immediate vicinity of the bedrooms.
 - One (1) carbon monoxide alarm within 10 feet of all sleeping rooms.
 - One (1) smoke detector on each level of the home not already covered by the previously required locations.