



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

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New for Window Replacement Permits

Effective: January 2, 2020



ONLINE WINDOW & DOOR PERMITS

Beginning January 2, 2020, the Community Development Department, Building Division, will be issuing Window replacement permits online at: www.newportbeachca.gov/onlinepermits

A permit to replace windows and doors (sliding) may be obtained online through the City's iPermit program when the following conditions exist:

1. Windows are replaced like for like in size. No increase in window size is allowed to be permitted online.
2. Windows shall be dual glaze complying with the following energy standards:
 - U-Factor: 0.30 Maximum
 - Solar Heat Gain Coefficient (SHGC): 0.23 Maximum
3. Windows that provide emergency escape and rescue openings shall be the manufacturer's largest size that will fit in the opening with the following minimum dimensions:
 - Net Clear Height Opening: 24 inches
 - Net Clear Width Opening: 20 inches

Inspection Requirements:

1. Window labels shall remain until inspected.
2. Energy labels shall state:
 - U-Factor: 0.30 Maximum
 - SHGC: 0.23 Maximum
3. Job site clean of debris.
4. For framed windows in rough openings, the following shall be inspected:
 - Window Flashing
 - Exterior Lath
5. Windows that provide emergency escape and rescue openings (bedrooms and basement) shall be the manufacturer's largest size that will fit in the opening with the following minimum dimensions:
 - Net Clear Height Opening: 24 inches
 - Net Clear Width Opening: 20 inches
6. Only framed windows may be used in rough openings.
Note: Retrofit windows may not be used in lieu of a new frame.
7. Safety glazed windows must be used in appropriate locations.
8. Window control devices must comply with ASTM F2090.
9. Smoke and Carbon Monoxide Detectors must be in place at time of final inspection.
(Self-certification form is acceptable.)

For Windows & Doors located on a Very High Fire Hazard Severity Zone:

1. Exterior windows, exterior glazed doors, and skylight assemblies shall be one of the following (CBC 708A.2.1):
 - a. Multi-pane glazing with a minimum of one tempered pane;
 - b. Glass block units; or,
 - c. 20 minute fire-resistance rated when tested according to NFPA 257, or
 - d. Tested to meet the SFM Standard 12-7A-2
2. Exterior doors shall be one of the following (CBC 708A.3):
 - a. Noncombustible or ignition-resistant material;
 - b. Solid core wood with stiles and rails shall not be less than 1 $\frac{3}{8}$ inches thick with raised panels shall not be less than 1 $\frac{1}{4}$ inches thick; or,
 - c. 20-minute fire-resistance rated.