



# CITY OF OCEANSIDE

Building Division  
300 N Coast Highway  
Oceanside, CA 92054  
760-435-4373  
[www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us)

I.B. 122

2022 California Codes

1/1/23 -12/31/2025  
*Effective Date*

## Window Replacement

### Informational Bulletin

The installation of retrofit and non-retrofit windows requires a building permit. There are no exceptions or exemptions.

Window replacement permits will not require a plan review and will be inspected using the City of Oceanside Windows Installation checklist found on page 2 of this bulletin.

Projects that include making new openings in buildings may require a plan submittal and/or engineering to evaluate wall bracing as determined during the inspection process.

Retrofit window installations will not be required to modify the existing window opening and shall provide equivalent egress area of the existing window.

Retrofit window installations require one final inspection. The final inspection shall be scheduled when all of the work is complete and including installation of all required smoke detectors and carbon monoxide alarms.

For installations that include a nailing flange, two inspections are required: a nailing flange/flushing/frame and final. A “frame” inspection shall be scheduled when the new window is installed and before the exterior covering is added. The final inspection shall be scheduled when all of the work is complete and including installation of all required smoke detectors and carbon monoxide alarms.



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## Residential Window Installation Checklist

All new and replacement windows shall meet the following requirements.

- Windows shall be installed in accordance with the manufacturer's installation instructions. Installation instructions shall be on site at the time of inspections.
- Flashing shall be correctly installed per the manufacturer's installation instructions. Installation instructions shall be on site at the time of inspections.
- Weep holes shall be correctly located at the bottom edge of the window and shall not be sealed with caulking.

Installations of bedroom windows that include new window nailing flanges shall meet the following egress requirements (2022 CRC Section R310):

- Minimum 20" clear width when open
- Minimum 24" clear height when open
- Minimum 5.7 square feet of openable area
- Maximum sill height of 44" from the finished floor

Smoke detectors shall be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. (2022 CRC Section R314)

Carbon Monoxide Alarms shall be provided, in homes with gas appliances, in the hallway serving bedrooms on each floor. (2022 CRC Section R315)

Tempered glazing shall be installed in the following locations. (2022 CRC R308)

- Within a two-foot arc of either edge of a door.
- Where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- Glazing in a wall enclosing stairway landings or within five feet of the bottom and top of stairways where the bottom edge of the glazing is less than 60 inches above the walking surface.
- Glazing within a portion of wall enclosing a tub/shower where the bottom exposed edge of glazing is less than 60 inches above the standing surface and drain inlet.

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- Any glazing meeting all of the following conditions:
  - Exposed area of an individual pane greater than nine square feet
  - Exposed bottom edge is less than 18 inches above the finished floor
  - Exposed top edge is greater than 36 inches above the finished floor
  - Where a walking surface is within 36 inches horizontally of the glazing

All new or replaced windows and skylights shall have a maximum U-factor of 0.32 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.25. (2022 CA Energy Code, Standards Table 150.1-A Component Package A)

For questions regarding window installations, please consult the window manufacturer and/or the Building Division at (760) 435-4373.