

# Residential Windows



*This handout is for informational purposes only it should not be viewed as comprehensive.  
The provisions of the City's adopted codes prevail.*

## **Document Submittal List**

- Permit application.
- A copy of the signed contract. (Not required if homeowner is performing all work)
- Manufacturer's installation information, including energy u-factor rating, and window sizes.

**Failure to provide any of the above documents may result in processing delays.**

## **General Information and Fees**

- A permit is required for the installation or replacement of windows and/or exterior doors.
- The application review period usually averages two weeks. The applicant will be contacted when the permit is ready for issuance and payment.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Homeowner's Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- Fees: \$100.00
- All work performed shall comply with the 2021 International Residential Code, 2021 International Energy Conservation Code with State of Illinois amendments, and all local amendments.
- Approved construction documents shall be available on site.
- Any changes to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

## **Energy Conservation Code**

The *Illinois Energy Conservation Act* requires all windows to have a fenestration U-factor rating of .30 or better (smaller number value is better e.g. .26, .19, etc.). Manufactured windows often share the same components in the northern regions as are used in warmer climates; therefore, a U-factor rating is typically not etched in the glass or frame. Instead, manufacturers ship windows with an energy sticker (see below) indicating the energy performance. The sticker shall be available to be approved by a city inspector.

ENERGY PERFORMANCE RATINGS	
U-Factor <b>0.30</b>	Solar Heat Gain Coefficiency <b>.30</b>
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance <b>0.51</b>	Air Leakage <b>&lt;0.3</b> Example of Energy

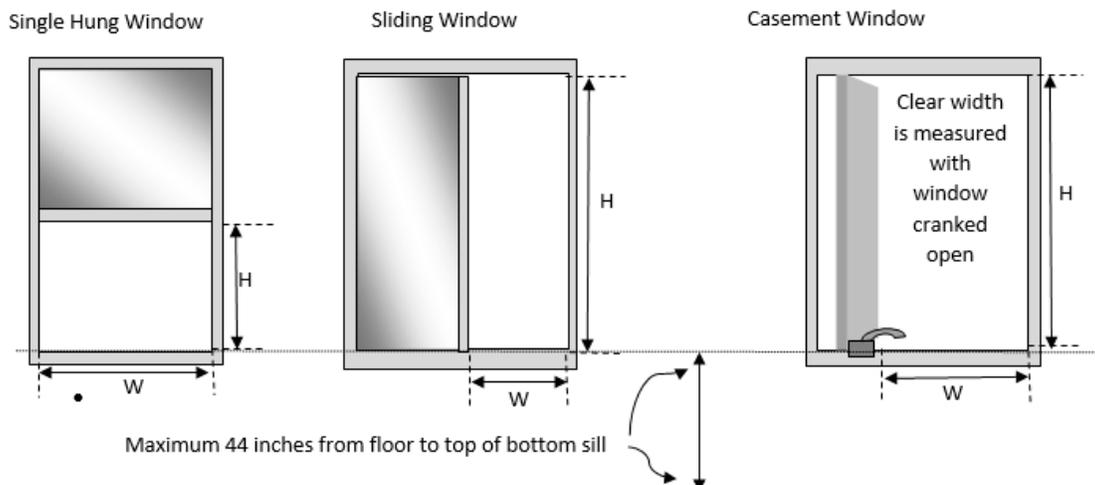
## Safety Glazing

The following conditions require windows with safety glass:

- Windows with a glass pane greater than nine square feet and/or located 18 inches or less from the floor.
- Windows adjacent to the bottom of a stairway where the glass is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
- Non-decorative windows located within a 24-inch arc of either vertical edge of a door.
- Windows located within 60 inches of a spa, pool, or bathing area and less than 60 inches above any adjacent standing or walking surfaces.

## Emergency Escape Windows

- Emergency escape and rescue openings (windows) are required for every bedroom, basement, and habitable attic.
- The bottom of the escape window opening cannot exceed 44 inches above the floor.
- The minimum opening area of the escape window is 5.7 square feet.
- The minimum escape window opening height is 24 inches.
- The minimum escape window opening width is 20 inches.
- Emergency escape openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.



## **Existing Conditions**

- Replacement windows are not required to meet the emergency escape window requirements when all of the following conditions are met:
  - The replacement window is the manufacturer's largest standard window that will fit within the existing opening,
  - The replacement window is of the same operating style (double hung, casement, etc.) as the existing or a style that provides an equal or greater window opening area than the existing, and
  - The window replacement is not part of a change of occupancy.
- If basements are converted into habitable space, a means of escape meeting the current adopted code requirements is required. The escape window must provide clear access to an open area outside the dwelling.
- If the scope of work includes enlarging any opening, detailed structural drawings are required. Based on the complexity these drawings may be required to be signed and sealed by a licensed design professional.

## **Escape Windows Located Below Grade (Basements)**

- Window wells for emergency escape are required where any portion of the escape window is below ground level.
- No part of the window well may interfere with the window's ability to open fully.
- The escape window shall be operational from the inside of the room without the use of keys, tools, or special knowledge.
- The minimum horizontal area of the window well shall be nine square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. A clear path of not less than 36 inches in height and width must be provided where a deck is located over the escape window.
- Window wells with a depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders shall have an inside width of at least 12 inches, shall project at least three inches from the wall of the window well, but not more than six inches, and the rungs shall be spaced not more than 18 inches on center vertically for the full height of the window well.
- Egress window wells require fall protection whenever the difference between the adjoining ground and the bottom of the window well is greater than 30 inches. This can be accomplished with a removable cover and/or protective grate.
- Window well covers and window well grates shall be easily opened or removed from the inside of the escape well without the use of keys, tools, or special knowledge.

