



Community Development  
City of Worthington  
Phone (507) 372-8640

### Replacement Windows/Doors Frequently Asked Questions

Q: Do I need a building permit to install replacement windows and doors?

A: Yes, a building permit is required for installing replacement windows, window inserts, exterior walk doors and overhead garage doors.

Q: Are there any special requirements?

A: Yes, the following are items to be aware of:

1. Any door leading from the home into a garage must be a minimum one and 3/8 inch thick solid wood door, solid (no windows) steel door, one and 3/8 inch thick, or a labeled 20 minute fire rated door.
2. Any glass within a 24 inch arc of a door in the closed position must be safety glazing.
3. All windows within doors must be safety glazing.
4. Glass less than 18 inches above a walking surface and greater than nine square feet in area must be safety glazing.
5. Glass less than 60 inches above a standing surface of a bathtub, whirlpool, hot tub or shower shall be safety glazing.
6. Any glass within five feet of the top or bottom of an interior or exterior stairway must be safety glazing.
7. All windows installed in the State of Minnesota shall have installation instructions written by the manufacturer. These instructions must be followed. Pan flashing shall be provided for windows and doors, where required by code and the manufacturer.
8. All windows (unless the manufacturer prescribes an alternate method) shall have a corrosion resistant flashing installed shingle fashion over the top of the window. (Drip cap)
9. All windows and doors must comply with the MN Energy Code. The maximum acceptable U- factor is .32. Clarification: A .37 U-factor would not comply. A .30 U-factor is better than a .32 U-factor.

Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of emergency escape and rescue openings (egress windows) if the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing window frame or existing rough opening. The replacement window shall be permitted to be 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; and
3. The window replacement is not required pursuant to a locally adopted rental housing, or rental licensing code (R310.1.5).

The current egress code is as follows:

1. A minimum net clear opening of 5.7 square feet.
2. Minimum net clear opening height shall be 24 inches.
3. Minimum net clear opening width shall be 20 inches.
4. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening.

**Replacement Windows require the installation of Smoke Alarms per MN building code. Carbon Monoxide (CO) alarms shall be installed in homes having fuel fired appliances or attached garages. Please request the Smoke/CO handout for additional information.**

Window and door replacements that require a building permit also require inspection.

To schedule an inspection please call (507) 372-8640. A minimum of 24 hours advance notice is requested.

## Calculating open area for window in square feet

Height	Width																
	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"
24"	3.3	3.5	3.7	3.8	4.0	4.2	4.3	4.5	4.7	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0
26"	3.6	3.8	4.0	4.2	4.3	4.5	4.7	4.9	5.1	5.2	5.4	5.6	5.8	6.0	6.1	6.3	6.5
28"	3.9	4.1	4.3	4.5	4.7	4.9	5.1	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0
30"	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.3	6.5	6.7	6.9	7.1	7.3	7.5
32"	4.4	4.7	4.9	5.1	5.3	5.6	5.8	6.0	6.2	6.4	6.7	6.9	7.1	7.3	7.6	7.8	8.0
34"	4.7	5.0	5.2	5.4	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.6	7.8	8.0	8.3	8.5
36"	5.0	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.3	7.5	7.8	8.0	8.3	8.5	8.8	9.0
38"	5.3	5.5	5.8	6.1	6.3	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	9.0	9.2	9.5
40"	5.6	5.8	6.1	6.4	6.7	6.9	7.2	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7	10.0
42"	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.0	9.3	9.6	9.9	10.2	10.5
44"	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0
46"	6.4	6.7	7.0	7.3	7.7	8.0	8.3	8.6	8.9	9.3	9.6	10.0	10.2	10.5	10.9	11.2	11.5
48"	6.7	7.0	7.3	7.7	8.0	8.3	8.7	9.0	9.3	9.7	10.0	10.3	10.7	11.0	11.3	11.7	12.0
50"	6.9	7.3	7.6	8.0	8.3	8.7	9.0	9.4	9.7	10.1	10.4	10.8	11.1	11.5	11.8	12.2	12.5
52"	7.2	7.6	7.9	8.3	8.7	9.0	9.4	9.8	10.1	10.5	10.8	11.2	11.6	11.9	12.3	12.6	13.0
54"	7.5	7.9	8.3	8.6	9.0	9.4	9.8	10.1	10.5	10.9	11.3	11.6	12.0	12.4	12.8	13.1	13.5
56"	7.8	8.2	8.6	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0
58"	8.0	8.5	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.1	14.5
60"	8.3	8.8	9.2	9.6	10.0	10.4	10.8	11.3	11.7	12.1	12.5	12.9	13.3	13.8	14.2	14.6	15.0

## Code history requirements for dwelling egress windows

The chart below indicates the minimum allowable size of egress windows when reducing the size of a window opening. The minimum allowable size is determined by the year the home was built.

U.B.C.	Section	Sill height	Net opening	Minimum height	Minimum width
1961	No requirement	No requirement	No requirement	No requirement	No requirement
1964	3320.0	48"	5.0 Square feet	24"	24"
1967	3320.0	48"	5.0 Square feet	22"	22"
1970 - 1973	1404.0	48"	5.0 Square feet	22"	22"
1976	1404.0	44"	5.7 Square feet	24"	20"
1979 - 1991	1204.0	44"	5.7 Square feet	24"	20"
1994	310.4	44"	5.7 Square feet	24"	20"