Window Flashing

General:

Windows shall be flashed in accordance with the specific manufacturer's specifications.

Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.

Flashing shall be installed continuously above all projecting wood trim.

Pan Flashing of Windows and Doors

A pan flashing shall be provided under all exterior windows and doors. **Pan flashing shall be:**

Sloped to drain water to the exterior surface of a weather resistive barrier or flat with sealed back dam and side dams to prevent re-entry of water into the wall cavity or onto interior finishes.

Maintain the thermal envelope of the building. Pan flashing made from metal must be thermally isolated from the interior surfaces.

There are the following exceptions to this:

- *Windows or doors installed in accordance with the manufacturer's installation instructions which include an alternate flashing method.*

- *Windows or doors in detached accessory structures.*

- *Skylights, bow, or bay windows.*

- *Repairs or replacement of existing windows and doors.*

Replacement Windows

Permit Requirements

A building permit is required for window replacement. The permit fee for such work is $40.00

Things to Consider When Replacing Windows

Are any windows within an enclosure of or adjacent to a bathtub, shower, hot tub, whirlpool or steam room AND less than 60-inches above the walking surface?

If the answer is yes, tempered/safety glazing will be required in this location.

Do any of the windows meet **all** of the following:

- *Is any single pane of glass more than 9-square feet in area?*
- *Is the bottom edge of glass less than 18-inches above the floor?*
- *Is the top edge of the glass more than 36-inches above the floor?*
- *Is the glass within 36-inches of a walking surface?*

If the answer to **ALL** of these is yes, tempered/safety glazing will be required in this location.

Window Replacement

More Considerations

Are any of the windows being replaced within 24 inches of any door and located less than 60-inches above the floor?

If the answer is yes, tempered safety glazing will be required in this location.

Are any windows within 60-inches of the bottom of a stairway?

If the answer is yes, and the exposed surface of the window is less than 60-inches above the nose of the tread, tempered/safety glazing will be required in this location.

Are any windows within 36-inches horizontally of a ramp, stairway or landing?

If the answer is yes, and the exposed surface of the window is less than 60-inches above the walking surface, tempered/safety glazing will be required in this location.

For a full listing of locations where tempered/safety glazing must be installed, see Section R308 of the 2007 Minnesota State Building Code or your Building Inspector.

Bedroom Window Replacement

Things to Consider

If my existing bedroom window does not meet egress requirements, do I need to increase the rough opening and install an egress window that meets current standards? NO, if the following are met:

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough-opening.
- The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for a greater window opening area than the existing window.
- The rooms or areas are not used for any Minnesota state licensed purpose requiring an egress window.
- The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.

NOTE: If you are changing the rough opening for window replacement in a bedroom/sleeping room, the replacement window must meet **ALL** egress window requirements.

For full egress window requirements see Section R310 of the Minnesota State Building Code or your local Building I nspector.