

Window & Door Replacement



Building Inspections

The Minnesota State Building Code and Richfield City Code provide minimum standards for creating an environment of health and safety for all Richfield residents.

Purpose: Provide information to contractors and homeowners about window and door replacement permit requirements.

Scope: Applies to all structures to which windows and doors are replaced or added.

INSPECTIONS: A final inspection is required after the project is completed. Window specifications, permit and inspection record must be posted and kept available until final inspection has passed. Failure to complete required inspections is a violation of the building code and is a misdemeanor.

SAFETY GLAZING IN HAZARDOUS AREAS: Safety glazing is required when:

1. Window is replaced within 60" from the water's edge of bathtubs, showers, spas, pools or similar products and within 60" of standing or walking surface.
2. Window is within a 24" arc of a door and within 60" of a floor or walking surface.
3. Exposed area is larger than 9 square feet, bottom edge is less than 18" above the floor, and top edge is more than 36" above the floor and walking surfaces within 36" horizontally of the glazing.
4. Glazing is adjacent to stairways, landings and ramps within 36" horizontally of a walking surface and is less than 36" above the plane of that walking surface.
5. Glazing is adjacent to the landing at the bottom of a stairway when less than 36" above the landing and within 60" horizontally of the bottom tread of a stairway in any direction.

EMERGENCY ESCAPE WINDOW REPLACEMENT: Egress is recommended but is not required for replacement of windows within a sleeping room provided it meets the following conditions:

1. The window is the manufacturer's largest standard size window that will fit within the existing frame or rough opening. The replacement window is permitted to be of the same operating style or a style that provides for a greater window opening than the existing window.
2. The rooms or areas are not used for any Minnesota State licensed purpose requiring an egress window.

SMOKE DETECTION:

Smoke alarms shall be installed according to manufacturer's specifications in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.

This handout is written as a guide to common questions and problems. It is not intended nor shall it be considered a complete set of requirements.

City of Richfield ● 6700 Portland Avenue South ● Inspections Division ● (612) 861-9860

Zoning Administrator ● (612) 861-9760

Fire Marshal ● (612) 243-4502

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CARBON MONOXIDE DETECTION: Carbon monoxide detectors shall be installed according to the manufacturer's specifications in the following location:
Outside and not more than 10' from each separate sleeping area or bedroom. Alarms shall be installed on each level containing sleeping areas or bedrooms.

INSTALLATION INSTRUCTIONS: Manufacturer's installation instructions must be provided for each exterior window and door type and installed as required by the manufacturer.

ENERGY CONSERVATION CODE COMPLIANCE: A minimum .32 fenestratoin U-factor is required and shall be in accordance with NFRC Certification label requirements and shall be with the fenestration product for the final inspection.

FLASHING: Approved corrosion resistant flashing shall be applied shingle-fashion in such a manner as to prevent entry of water into the wall envelope for window and door replacement components.

CAULKING AND SEALING: Caulk and seal all components per window manufacturer's specifications and installation instructions.

The State of Minnesota requires that residential building contractors, remodelers and roofers obtain a State License unless they qualify for a specific exemption from the licensing requirements. Homeowners may request their certification or license number. The contractor, remodelers and roofers are required to apply for the permit submittals.

Contractors performing work involving only one special skill as well as contractors with less than \$15,000.00 in annual receipts are exempt from licensing. Any person claiming an income exemption must provide a copy of a Certificate of Exemption from the Department of Labor and Industry, to the City, before a permit can be issued.

To determine whether a particular contractor is required to be licensed or to check on licensing status of individual contractors, please call the Minnesota Department of Labor and Industry at 651-296-2594, or toll free at 1-800-657-3602.

If you have questions or need to schedule an inspection, please call the Building Inspection Department at 612-861-9860.

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