



CITY OF HIGHLAND PARK

RESIDENTIAL WINDOW REPLACEMENT (SAME SIZE, SAME LOCATION)

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING DIVISION

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PERMITS ARE NOT REQUIRED FOR RESIDENTIAL WINDOW REPLACEMENTS ONLY WITH NO CHANGE IN OPENING SIZE

*All installations shall comply with the
2018 International Residential Code and 2018 Illinois Energy Conservation Code*

Visit www.cityhpil.com/building for a complete list of adopted codes and amendments.

Installation Requirements

- Verify Zoning / Historic status before installation: www.cityhpil.com (Development > Property Search > Map Gallery)
 - Historic homes or districts may require Historic Preservation Committee (HPC) approval
 - Contact the Community Development Planning Division at 847.432.0867 with questions
- Residents and business owners are encouraged to create and maintain bird-friendly window design
- Energy efficiency requirements: 2018 Illinois Energy Conservation Code
 - Fenestration U-factor: 0.30 or less
 - Skylight U-factor: 0.55 or less
- Installation Requirements: 2018 International Residential Code (IRC)
 - Light and ventilation requirements: 2018 IRC, Section R303
 - Glazing area not less than 8% of floor area (R303.1)
 - Operable area not less than 4% of floor area (R303.1)
 - Glazing requirements: 2018 IRC, Section R308
 - Glazing requirements for Hazardous locations as per 2018 IRC, Section R308.4
 - Fall protection requirements: 2018 IRC, Section R312.2
 - Egress requirements for sleeping rooms and habitable basements or attics: 2018 IRC, Section R310
 - Basements & every sleeping room shall have not less than one operable emergency escape and rescue opening.
 - Net clear opening to be not less than 5.7 sf from any sleeping room or basement
 - Net clear height to be not less than 24"
 - Net clear width to be not less than 20"
 - Sill height to be not more than 44"
 - Window wells
 - More than 30" in depth shall be protected with either an approved cover or surrounded by an approved guardrail
 - A permanent ladder or steps required when deeper than 44" (2018 IRC R310.3.2)
 - Drainage as per 2018 IRC, Section R310.2.3
 - Flashing installation shall comply with 2018 IRC, Section R703.4
 - Lintel installation shall comply with 2018 IRC, Section R703.8.3