



City of San Juan Bautista

Building Department

311 Second Street San Juan Bautista, CA 95045 * Ph. (831) 623-4661

Residential Window/Skylight Alterations

Address: _____

Number and location of windows/skylights/doors replaced/added: _____

Under the provisions of the 2022 California Energy Code, Replacement and added fenestration shall have a maximum U-Factor of 0.30 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.23 or comply with one of the exceptions listed below. ^{2, 5, 6}

ALTERED FENESTRATION ALLOWABLE AREAS ^{3,4} (Complete if more than 75 sq. ft. of fenestration is added)						
	A	B	C	D	E (C x D = E)	F
	Existing Fenestration Area	Added Fenestration Area	Conditioned Floor Area of Entire Dwelling	Allowed % of CFA	Allowed Fenestration Area	Actual Proposed Area ¹
Total Fenestration Area				20%		≥
West Fenestration Area				5%		≥

1. If total fenestration is over 20%, Performance Method must be used to show compliance with Energy Code. If West facing fenestration exceeds 5%, Performance Method must be used to show compliance with Energy Code.
2. Up to 10 sq. ft. of fenestration area or .5 percent of the conditioned floor area, whichever is greater, is exempt from the maximum U-factor requirement.
3. Alterations that add up to 16 square feet of new skylight area with a maximum U-factor of 0.45 and a maximum SHGC of 0.30 area shall not be required to meet the total fenestration area 20% CFA and 5% west-facing fenestration area requirements.
4. Alterations that add fenestration area of up to 75 square feet shall not be required to meet the total fenestration area and west-facing fenestration area requirements.
5. Replacement of vertical fenestration no greater than 75 square feet with a U-factor no greater than 0.40 in Climate Zone 12, and a SHGC value no greater than 0.35.
6. Replaced skylights must meet a U-factor no greater than 0.45, and a SHGC value no greater than 0.30.

NOTE: Glass replaced in an existing sash and frame or replacement of sashes in an existing frame are considered repairs.

Note: The California Residential Code requires emergency egress from all sleeping rooms. When replacing the windows in sleeping rooms at least one of the openings must meet the egress requirements (unless the replacement is like for like in window size and opening). This may require reconfiguring the windows to casement type windows or in some cases framing modifications. The code required dimensions for egress windows are minimum 20" wide and 24" tall. The total openable area is 5.7 square feet for windows above the first floor and 5.0 square feet for first floor/grade floor windows. The maximum height to the window opening is 44", (Reference CRC R310)

Inspections required: For simple window replacement without framing changes only one inspection is required. At that time the inspector can verify that the approved windows have been installed. If there is addition of fenestration area or changes in the framing there will be two inspections, one rough inspection to check framing, and a final to check the finish work. The U-Factor and SHGC can be checked whenever the inspector can verify that the approved windows have been installed.

Important Information: Do not remove the labels verifying the fenestration values until after the inspection.

I certify that I have read and understand the above requirements and agree to comply with the 2022 California Energy Code.

Signature _____ Date _____