

City of Crystal Lake

Community Development Department

100 W. Woodstock Street
Crystal Lake, IL 60014
www.crystallake.org



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WINDOW INSTALLATION/REPLACEMENT

Please provide the following information when applying for a permit:

- Apply online using [City of Crystal Lake ez APP](#)
OR submit a [Building Permit Application](#)
Applications are available at City Hall or online at the City's website, www.crystallake.org.
- Two copies of window specifications providing: window size and fenestration information.
- Construction plans must be submitted when window openings are enlarged to verify header sizes.

Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections are needed for window installation:

- Progress inspection (while the windows are being installed)
- Final Inspection (after all windows have been installed and restoration of dwelling is complete)

Please provide the following when requesting an inspection:

- Inspection type
- Address
- Date and time frame (am or pm)
- Permit number
- Name and telephone number of homeowner/contractor requesting inspection

Window Requirements

Energy and Fenestration

- Windows installed in residential construction shall have a maximum glazing U-factor of 0.30
Exception: Non-habitable spaces which are not conditioned.
- The space between the window or door frames and wall framing shall be sealed with an approved insulation material such as fiberglass or low expansion foam.
- Replacement skylights must have a maximum U-factor of 0.55 when installed in any location.

Emergency Escape and Rescue Openings

- Every sleeping room shall have at least one operable emergency egress window. All emergency escape and rescue windows shall have a minimum net clear opening of 5.7 square feet.
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.
- The minimum net clear width of an emergency egress window opening shall be 20 inches.
- The minimum net clear height of an emergency egress window opening shall be 24 inches.

NOTE: The above minimum widths and heights are starting points and do not meet the square footage requirements when used together.

- It is not acceptable to shrink the rescue opening by the means of installing a different style window.
Example: An existing sliding window or casement window may not be replaced with a double-hung window if the final outcome does not meet the egress requirements.
- Emergency egress windows shall have a sill height of not more than 44 inches above the floor.
- Emergency egress window shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

Basement windows

- An emergency egress window is required in all basements and basement sleeping rooms.
- The emergency escape and rescue window shall have a minimum net clear opening of 5.7 square feet and shall meet the minimum width and height dimensions.
Note: The living area in the basement does not require an egress window if a basement sleeping room has an emergency egress window
- Basement window wells with a depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window fully open.
- All other cases shall be reviewed by the Building Division.

Flashing Requirements

- Approved corrosion-resistant flashing shall be applied in such a manner to prevent entry of water into the wall cavity or structural framing components. The flashing shall extend to the exterior wall finish.
- Flashing at exterior window and door locations shall extend to either the exterior wall finish or the water-resistive barrier (house wrap) for subsequent drainage.
- All projecting wood trim over windows and doors shall be flashed continuously.
- The flashing shall extend above the window and door openings and be behind the water resistive barrier if the barrier is present.
Note: It is not acceptable to tape the flashing to the barrier or structure unless the manufacture's specifications for the tape support this installation method.

Safety glazing shall be installed in the following scenarios:

- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the walking surface or floor.
- Glazing adjacent to stairways, landings, and ramps within 36 inches horizontally of a walking surface when the exposed glass is less than 60 inches above the plane of the walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed glass is less than 60 inches above the nose of the tread.
- Glazing enclosing hot tubs, whirl pools, saunas, steam rooms, bath tubs, and showers when the glazing is less than 60 inches measured vertically above any standing or walking surface.
- When **ALL** the following conditions occur:
 - Exposed area of glass is greater than 9 square feet.
 - Bottom edge of glass is less than 18 inches from floor.
 - Top edge of glass is more than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
- Safety glazing must be permanently marked indicating compliance with test requirement: **16 CFR, part 1201.**

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605 or building@crystallake.org.