

For permit questions and inspections call: 507.388.4224

Window & Door Replacement

Purpose: This guide is intended to provide common building code related information including relevant figures when performing construction work as listed under the Permit Scope. It is provided for informational purposes and shall not be construed as an all-encompassing list of applicable code provisions for complete code compliance.

Permit Scope: Installation of new or replacement windows including storm windows and exterior doors not including storm doors.

- In accordance with the Minnesota State Code, when a permit for windows or doors is issued, all smoke and carbon monoxide alarms must meet current requirements. A smoke alarm must be installed in each sleeping room and in a hallway or space that provides access to a sleeping room. A smoke alarm is also required on each level of your home. If a vaulted or raised ceiling is more than 24" above the hallway ceiling, an additional smoke alarm is required near the top of that space. A carbon monoxide alarm must be installed within 10 ft. of each room lawfully used for sleeping purposes. Please, follow the manufacturer's installation instructions for location details. Smoke and carbon monoxide alarms can be separate devices or a combination unit and do not need to be hardwired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.
- If you are replacing existing windows and not altering the rough opening size, you are not required to meet the current code requirements for egress window sizes with the following condition: The replacement window is the largest size window that will fit within the existing frame or rough opening. The replacement window can 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. Windows in rooms used for foster care or day care licensed or registered by the State Of Minnesota may be required to meet additional sizing requirements. Please contact the relevant authority for additional information on this area when applying for a permit.
- Safety glazing is required in the following hazardous locations per Section R308.4:
 1. Glazing in windows: Less than 18 inches above a walking surface when the pane of glass is greater than 9 square feet.
 2. Glazing adjacent doors: Within 24 inches of either side of a door, unless the glass is at least 60 inches above the floor.
 3. Glazing and wet surfaces: Within 60 inches, measured horizontally, from the water's edge of a bathtub or shower, unless the glass is at least 60 inches above the floor.
 4. Glazing adjacent stairs and ramps: Less than 36 inches above adjacent stairways, landings and ramps, unless the glass is 36 inches or more measured horizontally from the walking surface.
 5. Glazing adjacent to the bottom stair landing: Adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
- Any door leading from the home directly into a garage must be a minimum 1 3/8" solid wood, solid or honeycomb steel, or a 20-minute fire-rated door. Doors from a garage directly into a room used for sleeping purposes shall not be permitted. (Section R302.5) Approved corrosion-resistant flashing shall be applied shingle-fashion to prevent entry of water into the wall cavity or structural framing components per Section R703.8. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion resistant flashing shall be installed at the following locations:
 1. Exterior window and door openings. Flashing shall extend to the surface of the exterior wall finish or to the water resistive barrier for drainage.
 2. Flashing shall be installed under and at the ends of masonry, wood, or metal copings and sills.
 3. Flashing shall be installed continuously above all projecting wood trim.