

Town of East Lyme



FAQ's

New & Replacement Windows & Doors One and Two-Family Dwellings

Applicant must submit a floor plan showing the location of all proposed windows and doors.

Glazed openings must meet the framing requirements of the current building codes, including lateral and shear loads, please provide appropriate framing plans and details.

Per Section R301.2.1.2 glazing (including skylights and basement windows) installed South of I-95 are within the wind borne debris region and must meet the requirements of ASTM E1996 and ASTM E1886. Garage doors with glazing must meet the requirements of ANSI/DASMA 115 or approved equal.

Windows one or two-stories above grade may optionally be provided with 7/16" wood structural panels with a span of less than 8', which are pre-drilled and marked, with permanently installed corrosion-resistant hardware per Table R301.2.1.2, or other approved system.

Per Section R308.3 Individual glazed areas in hazardous locations (per Section R308.4) shall be labeled for compliance with CPSC 16 CFR, Part 1201 or ANSI Z97.1 as appropriate. Generally, glazing in these areas are considered hazardous locations:

- In doors, in walls within 24" of a door less than 5' from the walking surface*
- In walls within 5' from a tub, shower or spa less than 5' from walking surface*
- Within 5' of the bottom of stairs less than 3' above the walking surface*
- Adjacent to stairs within 3' horizontally and within 38" of the walking surface*
- Individual panes larger than 9 square feet less than 18" above the walking surface*

Per Section R310, habitable space within basements and attics, and sleeping rooms shall have at least one emergency escape and rescue opening (egress) that provides direct access to a public way. The sill height must not exceed 44" from the finished floor (or platform). The opening shall be a minimum of 5.7 square feet (grade floor openings may be 5 square feet), with a minimum height of 24" and a minimum width of 20". Openings shall be operational from the inside without the use of keys, tools or special knowledge. Replacement windows may utilize removable sashes to comply with the required opening dimensions.

A replacement window is defined as window system designed to be installed within an existing window frame. All other windows (including bay and picture windows), and doors (including garage doors) are treated as new construction.

Per Section 312.2 require window opening fall protection limiting the opening to 4" is required when an operable window is located more than 6' above the finished surface below and the lowest part of the opening is less than 24" above the walking surface. Control devices complying with ASTM F2090 may be installed but must allow the full required net opening after release.

See Section R612 for window structural, testing and installation requirements.

Note: Garage doors must document a wind load rating of at least 105 mph, at the local exposure category. Exposure "B" will apply for most areas, however Exposure "C" can apply for open areas with few obstructions, and Exposure "D" can apply in coastal areas. Verify the appropriate exposure category prior to purchasing your doors.

Per Section R703.8 approved corrosion-resistant flashing shall be applied to prevent entry of water. Self-adhered membranes shall comply with AAMA 711. Flashing shall extend to the surface of the exterior wall finish, and be installed in accordance with the manufacturer's instructions, or for applications not addressed, pan flashing shall be installed at the sill of exterior openings in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier. Openings using pan flashing shall also incorporate flashing or protection at the head and sides.

Please review the following handouts available at our web site: www.eltownhall.com for additional requirements.

- For energy code requirements, please review "Energy Checklist"*
- For openings with proximity to decks, review "Deck Planning & Code Requirements"*
- For openings with proximity to pools and hot tubs, review "FAQ's – Pools, Hot Tubs & Spas"*

Provide a copy of the window or door specifications showing compliance with applicable structural, safety glazing, energy code, etc. requirements, as well as flashing instructions with application.