



Window Replacement Requirements

Building Inspections | City of Eden Prairie | 8080 Mitchell Road | Office: 952-949-8342

Tempered glazing is required in the MN IRC (International Residential Code) in the following hazardous locations (R308.4):

1. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
2. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
3. 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 (1524 mm) above the floor or walking surface.
4. Glazing in an individual fixed or operable panel, other than those locations described in Items 2 and 3 above, that meets all of the following conditions:
 - a. The exposed area of an individual pane is greater than 9 square feet.
 - b. The bottom edge is less than 18" above the floor.
 - c. The top edge is greater than 36" above the floor.
 - d. One or more walking surfaces are within 36" horizontally of the glazing.
5. All glazing in railings, regardless of an area of height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
6. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface. (Tempered glazing required at top of stairs and the sides of the stairs)
7. Glazing adjacent to stairways within 60

inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread. (Tempered glazing required at the bottom of stairs)

Smoke alarm requirements (R314)

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.

Smoke alarms being installed shall not be required to be hardwired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.

Replacement windows (R310.1.5)

**** A BUILDING PERMIT IS REQUIRED FOR THE REPLACEMENT OF WINDOWS ****

Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of (Emergency Egress and Escape Openings) Sections R310.1, R310.1.1, R310.1.2 and R310.1.3 if the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to 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.
2. The rooms or areas are not used for any Minnesota state licensed purpose requiring an egress window; and
3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.