

Windows provide light and ventilation, and the building code requires that all habitable rooms have an aggregate glazing area of not less than eight percent (8%) of the floor area of such rooms. Four percent of the window area must openable for ventilation. For example: a 12' x 16' living room having 192 sq. ft. is required to provide 15.36 sq. ft. of windows for light and 9.6 sq. ft. of opening area for ventilation. The primary exception to this rule would be non-sleeping areas with mechanical ventilation. You may wish to consult the International Residential Code for other exceptions on your particular project.



This handout is written as a guide to common questions and problems. It is not intended nor shall it be considered a complete set of requirements.



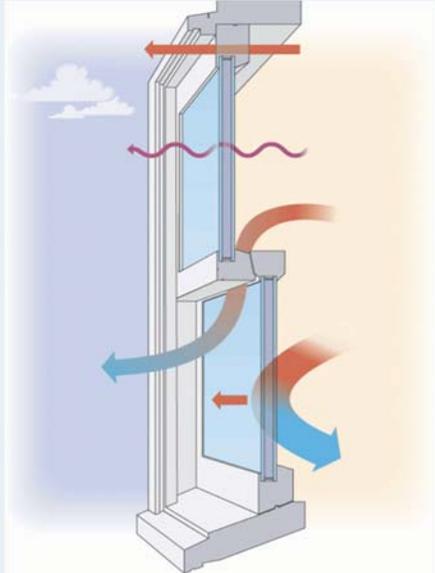
Residential Window Requirements



City of East Peoria

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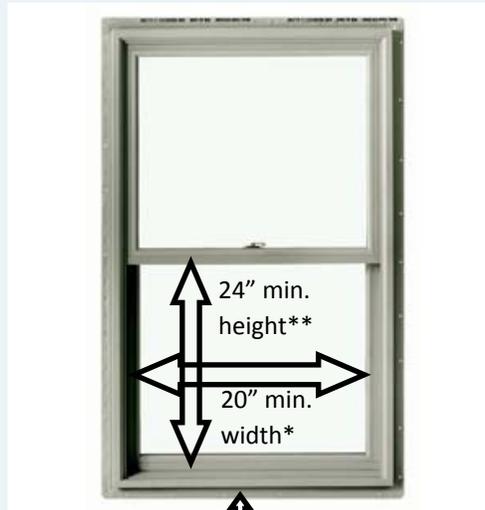
Windows can make a major contribution to energy conservation and comfort. Today's windows are available in a wide range of materials. Glazing choices affect how much light they transmit, how much of the sun's heat they allow in interior spaces, and how well they prevent the flow of heat. Modern doors offer similar choices in construction and performance. But a high-tech window or door won't give you what you paid for if it isn't installed properly.



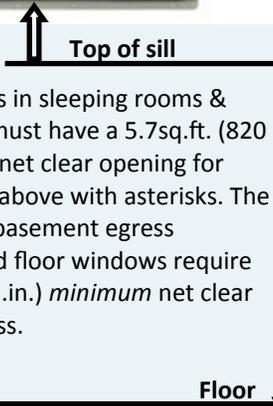
Minimum U-Value .32



In addition, bedrooms and sleeping rooms must also meet the following requirements:



Second floor window openings in sleeping rooms & habitable attics must have a 5.7sq.ft. (820 sq.in.) *minimum* net clear opening for egress as shown above with asterisks. The same applies to basement egress windows. Ground floor windows require 5.0 sq. ft. (720 sq.in.) *minimum* net clear opening for egress.



* A window opening with the minimum 20" width must have at least 41" height to meet the required square footage opening.

** A window opening with the minimum 24" height must have at least 34 1/2" width to meet the required square the required square footage opening

44" max. height for emergency egress

Safety Glass Requirements

To reduce the hazard of injury or death due to cuts received from breaking or falling into regular glass, certain "hazardous" locations require the use of safety glazing. Approved safety glazing materials include: laminated glass, tempered glass and plastic panels (Plexiglas, Lexan, etc.) There are a number of locations requiring safety glass such as doors, windows near doors, windows near tubs and windows near stairs or close to floors. Consult the International Residential Code or contact the Department of Building & Inspections (427-7759) for specific requirements concerning your project.

