

Division Opinion

Inquiry: #2008-12 (Previously 97-35 dated July 18, 1997 - for 1994 UBC)

Subject: Sleeping room window sash replacements

Code: 2007 Minnesota State Building Code - Chapter 1305
2006 International Building Code – Section 1026

Submitted By: Joe Ehrlich, City of St. Paul (Previously by MNBO Uniformity Committee)

Approved By: Stephen Hernick, State Building Official

Issue Date: December 5, 2008

Question: What minimum net clear opening dimensions and sill mounting height are required after replacing the window sashes with either a pocket unit (sashes and new jambs) or new sash and jamb liners?

Answer: As this work is considered maintenance, the remodeled windows need only comply with any code provisions in effect when they were originally installed.

Background Information: Although sash replacement normally reduces the operable area in some cases up to an inch on all sides, this work is still considered maintenance and does not generally diminish any life safety. The reliability afforded by new sash and jambs should be considered as offsetting any minor reduction in operable area because of the new jamb liners.

Originally adopted as opinion 97-35 by the Committee September 25, 1996 and ratified at the 41st Annual Institute of Building Officials on January 17, 1997.

This opinion has been reissued to address the window sash replacement for IBC structures. Requirements for window replacements in IRC structures see Minnesota State Building Code chapter 1309, Section R310.1.5.