



PATIO AND EXTERIOR DOOR REPLACEMENT INFORMATION

This handout clarifies the requirements for residential exterior door replacement projects in the City of Sausalito.

1. A building permit is required for all residential patio & exterior door replacements, regardless of whether the frames are changed or altered. In making a submittal for a building permit, please provide three copies of a floor plan (8-1/2 X 11 paper is acceptable) showing a footprint of the building with all existing and proposed doors and their sizes. The drawing should clearly indicate which doors are to be replaced or installed in conjunction with the proposed project.
2. **Floors and landings at exterior doors: (*Patio Doors*) CRC R311.3.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36-inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed $\frac{1}{4}$ units vertical in 12 units horizontal (2-percent). **Exception:** Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36-inches measured in the direction of travel.
3. **Floor elevations at the required egress doors: (*Main Entry Door*) CRC R311.3.1.** Landings or floors at the required egress door shall not be more than 1 $\frac{1}{2}$ -inches lower than the top of the threshold.

Exception: The exterior landing or floor on the exterior side shall not be more than 7 $\frac{3}{4}$ -inches below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp or stairway.

4. **Floor elevations for other exterior doors. (*Patio Doors*) CRC R311.3.2.** Doors other than the required egress door shall be provided with landings or floors not more than 7 $\frac{3}{4}$ -inches below the top of the threshold.

Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. The maximum riser height for stairways is 7 $\frac{3}{4}$ -inches, minimum tread depth is 10 inches.

Should you have any questions, please contact Building Services at (415) 289-4132.

(If windows are also proposed to be replaced, please refer to the Window Replacement Information handout on page 2.)



WINDOW REPLACEMENT INFORMATION

This handout clarifies the requirements that must be met for residential window replacement projects in the City of Sausalito.

It is Sausalito's policy to require that:

1. A building permit is obtained for residential window replacements (regardless of whether the window frames are changed or altered). In making a submittal for a building permit, the applicant must provide three copies of a floor plan (8-1/2 X 11 paper is acceptable) showing the location of the house with all existing and proposed windows and doors (and their sizes). The plans shall clearly indicate which windows are to be replaced or installed in conjunction with the project.
2. In situations where bedroom windows are to be replaced on homes or living units, at least one window in the bedroom must meet emergency egress standards. These standards are summarized below. On homes or living units constructed before January 1, 1981, and the existing opening allows a conforming window to be used, the window type should be altered if needed to achieve a compliant opening.
 - A. Minimum net openable **area** of **5.7** square feet.
 - B. Minimum net openable **width** of **20** inches.
 - C. Minimum net openable **height** of **24** inches.
 - D. Maximum height of **44** inches, as measured from the finished floor below the egress window, to the clear opening.
 - E. Minimum openable area may be decreased to 5.0 square feet if the opening is a **grade level opening**.*

* **Definition of grade level opening:** A window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.

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