



**EZ PERMIT STANDARDS**  
**WINDOWS & DOORS**  
 For Replacement of Exterior Windows & Doors  
 Revised 6/26 (IECC-2021 / IRC-2021 / IBC-2021)

**EZ Permit Standards: Windows and Doors**

**Obtain permits for replacement of exterior windows and doors without submitting plans by meeting the Conditions and Design Limitations below. Any deviations from this permit standard will result in permit revocation.**

(No permit shall be required for replacement of non-fire resistance rated windows/doors without structural change on one-and two-family dwellings [*no changes in location, shape or size of existing openings.*])

**Conditions**

- Replacement of window/door shall remain in the **same location** and of the **same size** as the original opening.
- Distance from any interior lot line to the exterior wall opening replaced **shall not** be less than thirty (30) feet.
- EZ permit process **shall not** be applicable to buildings with greater than 40% vertical fenestration on above grade walls.
- EZ permit process **shall not** be applicable to buildings listed as historic as established by the Philadelphia Historical Commission.
- Changes in location or size of window/door **shall not** be applicable to the EZ permit process.
- New openings in exterior walls **shall not** be applicable to the EZ permit process.
- Openings more than 72" above finished grade or surface below with the lowest part of the clear opening at or below 24" above the finished floor shall not be applicable to the EZ permit process.
- All façade alterations located in the following areas must be approved by the Philadelphia City Planning Commission:
  - Chestnut & Walnut St area (*btw Front St & the Schuylkill River*)
  - South Broad St area (*btw South Penn Sq & Washington Ave*)
  - East Market St area (*btw Front St & 5th St*) [Title 14-502(2)(b)(.15)(.a)]
  - Society Hill area, Northeast [Title 14-502(2)(b)(.32)(.a)]
  - West Chestnut St Area [Title 14-502(2)(b)(.33)]
  - Ridge Ave Area (*btw Hermitage St & Monastery Ave*) [Title 14-503(6)(a)]
  - Germantown Ave Area (Mount Airy Sub-Area) [Title 14-503(3)(a)(.2)]
  - Historic District Designation [Title 14-504(4)(b)]
  - Overbrook Farms Conservation Overlay [Title 14-504(6)(a)]
  - Central Roxborough Conservation Overlay [Title 14-504(7)(a)]
  - Ridge Park Roxborough Conservation Overlay [Title 14-504(8)(a)]
  - Powelton Village Conservation Overlay [Title 14-504(9)(b)]
  - Wissahickon Conservation Overlay [Title 14-504(10)(b)]
- All alterations abutting the following areas must be approved by the Philadelphia Art Commission:
  - Parkway Buffer Area [Title 14-502(2)(b)(.1)]
  - Independence Hall Area [Title 14-502(2)(b)(.11)]

**Construction Requirements**

- Openings between window/door assemblies and their respective jambs and framing shall be caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material.
- Replacement window/door assemblies shall have a maximum U-factor of 0.32.
- Operable windows located in whole or in part within 6 feet above ground level or a walking surface on the exterior of the building shall be equipped with a window opening control device.

**Safety Glazing**

- Safety glazing shall be provided at all hazardous locations in compliance with standard CPSC 16 CFR 1201 or ANSI Z97.1 (per the 2021 IBC).



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**TABLE 2406.2(1)**  
**MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201**

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZING IN STORM OR COMBINATION DOORS (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION 2406.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION 2406.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION 2406.4.5 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	I	I	No requirement	I	II	II
More than 9 square feet	II	II	II	II	II	II

**TABLE 2406.2(2)**  
**MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1**

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION 2406.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION 2406.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION 2406.4.5 <sup>a</sup> (Category Class)
9 square feet or less	No requirement	B	A
More than 9 square feet	A	A	A

a. Use is only permitted by the exception to Section 2406.2

**List of Hazardous Locations Requiring Safety Glazing Materials (per 2021 IBC, Section 2406):**

- 1) **Glazing in doors.** Glazing in all fixed and operable panels of swinging, sliding and bifold doors.  
**Exceptions:**
  - a) Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
  - b) Decorative glazing.
  - c) Glazing materials used as curved glazed panels in revolving doors.
  - d) Commercial refrigerated cabinet glazed doors.
  
- 2) **Glazing adjacent to doors.** Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface.  
**Exceptions:**
  - a) Decorative glazing.
  - b) Where there is an intervening wall or other permanent barrier between the door and glazing.
  - c) Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 2406.4.3.
  - d) Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position in one- and two-family dwellings or within dwelling units in Group R-2.
  
- 3) **Glazing in windows.** Glazing in an individual fixed or operable panel that meets all of the following conditions:
  - 3.1 The exposed area of an individual pane is greater than 9 square feet (0.84 m<sup>2</sup>);
  - 3.2 The bottom edge less of the glazing is less than 18 inches (457 mm) above the floor;
  - 3.3 The top edge of the glazing is greater than 36 inches (914 mm) above the floor; and
  - 3.4 One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.**Exceptions:**
  - a) Decorative glazing.
  - b) Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1-1/2 inches (38 mm) in cross-sectional height.
  - c) Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.79 rad) surface adjacent to the glass exterior.



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4) **Glazing in guards and railings.** Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.

5) **Glazing and wet surfaces.** Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. This shall apply to single glazing and all panes in multiple glazing.

**Exception:**

a) Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool.

6) **Glazing adjacent to stairways and ramps.** Glazing where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.

**Exceptions:**

a) The side of a stairway, landing or ramp that has a guard complying with the provisions of Sections 1015 and 1607.8, and the plane of the glass is greater than 18 inches (457 mm) from the railing.

b) Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

7) **Glazing adjacent to the bottom stairway landing.** Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within a 60-inch (1524 mm) horizontal arc that is less than 180 degrees (3.14 rad) from the bottom tread nosing.

**Exception:**

a) Glazing that is protected by a guard complying with Sections 1015 and 1607.8 where the plane of the glass is greater than 18 inches (457 mm) from the guard.