

Window & Door Replacement Process & Inspection Requirements



Window & Door Replacement (No Structural Change) Permit Process

When a window or door replacement permit has been issued, the following information is provided to help homeowners and professionals understand the permit and inspection process:

- The building permit must be posted where it is accessible and visible from the street.
- When requesting an inspection please email dbasil@brushcolo.com or call (970) 842-5002 **at least 24-hours prior** to requested inspection time.

General Window & Door Requirements:

- Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written instructions.
- Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
- The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions.

Energy Efficiency Requirements:

TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^e	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

Two Inspections Are Required:

1. **Mid-Inspection:** Includes inspecting the visible portions of the opening, insulation, replacement window installation along with flashing installed in accordance with the manufacturer's installation instructions and the **2018 IRC**.
2. **Final Inspection:** Includes installation of trim work and sealant material.