

WINDOWS

Village of Flossmoor, Illinois
Inspectional Services Department
2800 Flossmoor Road
Flossmoor, IL 60422

Monday through Friday 8:30 a.m. – 12:30 pm, 1:30 p.m. – 5:00 p.m.
Phone: 708-957-4101
Fax: 708-335-5490

THIS IS A LIST OF THE MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING WINDOWS

Q. Do I need a permit?

A. Yes, a building permit is required for replacing or installing new windows.

Q. How much will a permit for windows cost?

A. \$100.00 minimum – This includes review, permit and final inspection. The actual permit costs are based on the estimated cost of construction and the number of inspections required.

Q. How do I apply for a window permit?

A. Complete the building permit application that is available on this website or at the Inspectional Services Department. A contract signed by the property owner must be attached to the permit application.

A spec sheet showing the U-Factor for the windows to be installed must also be submitted. The U-Factor must be .30 or less to comply with the 2018 Illinois Energy Conservation Code.

Q. What paperwork should my window contractor submit to the Village?

A. The contractor must have a \$10,000 Surety Bond on file with the Building Department.

Q. Can I do the window work myself?

A. Yes, a homeowner may do work on his or her own property. Any person who performs window installation work to his or her own property, or for no consideration, will not be required to produce a Surety Bond.

Q. Is there a particular building code to follow when planning for my new windows?

A. The work must comply with the 2018 Illinois Energy Conservation Code.

Requirements of the International Residential Code

With the adoption of the 2018 International Residential Code, there are some changes that may affect the installation of replacement windows in existing openings. These changes include issues regarding both safety and energy efficiency.

Listed below are general requirements for window replacements in existing openings:

- 1) All new windows shall have a U-Factor of .30 or lower in accordance with the climate zone of Cook County as set forth in the 2018 Illinois Energy Conservation Code.
- 2) All new skylights shall have a U-Factor of .55 or lower in accordance with the climate zone of Cook County as set forth in the 2018 Illinois Energy Conservation Code.
- 3) All new windows, doors and skylights shall be installed in accordance with the manufacturer's recommended installation instructions.
- 4) Each pane of glazing (glass) installed in hazardous locations shall have a manufacturer's designation specifying the type of glass and the safety standard with which it complies in accordance with R308.

General guidelines for hazardous locations are as follows:

- a) Glazing in all fixed and operable panels of swinging, sliding or bi-fold doors unless the glazed area does not allow for a 3" sphere to pass through, or the glazing is decorative.
- b) Glazing in individual fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above the floor or walking surface. Decorative glazing is an exception, as is glazing that is adjacent to the fixed panel of patio doors.
- c) Glazing in windows that meet **all** of the following: The exposed area of glazing in an individual pane is greater than 9 square feet, the bottom edge of the glazing is less than 18" above the floor, the top edge of the glazing is more than 36" above the floor, and one or more walking surface is within 36" horizontally and in a straight line of the glazing. Decorative glazing is an exception.
- d) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- e) See IRC Section 308.4 for further hazardous locations and exceptions.

For further questions regarding these or other requirements, feel free to contact the Flossmoor Building Department for assistance.