

CITY OF YONKERS  
DEPARTMENT OF HOUSING AND BUILDINGS

WINDOW REPLACEMENT

(with no other items in the scope of work)

A. One-family and Two-family Dwellings:

A Permit for Minor Alterations is required.

If all of the four following conditions are met, then plans by a professional engineer, or registered architect, licensed in the State of New York, will NOT be required:

- The height and width of the rough opening in the wall must remain unchanged.
- The glass area must be the same, or greater.
- The open area must be the same or greater.
- At least one window in each bedroom must comply with the emergency egress requirements in effect at the time of original construction, or the requirements IRC-2015 para.R 310.1.

For the Permit information, submit the window locations, and the window label information that indicates the U Factor (0.35 maximum), and SHGC (0.40 maximum). This information is required by the Energy Conservation Code of New York State-2016, Table R402.1.2.

If any of the above conditions are NOT met, then a permit and plans by a professional engineer, or registered architect, licensed in the State of New York, will be required. The plans must show compliance with IRC-2015 para. R 310.2.5, and para. AJ 502.3 as modified by 2016 New York State Supplement, as applicable.

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B. Multiple Dwellings, Commercial, and Industrial Tenancies :

These uses require a Building Permit and plans by a professional engineer, or registered architect, licensed in the State of New York. The plans must show compliance with IEBC-2015, Alterations Level 1, Section 702.

Also, show compliance with the Energy Conservation Code of New York State-2016 para. C503.3.2; para. C402.4; and Table C402.4 for U Factor and SHGC, in Climate Zone 4.

Indicate the location of the windows to be replaced.

Provide the window manufacturer's data sheets.

Provide a certification from the architect or engineer of record, that the lintels, sills, and masonry are in good condition, and do not need repair. Otherwise, the repairs must be shown on the plans.

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