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 cost is less than $7500; or a Building Permit is required, if the cost is $7500 or more.

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 of the 2020 Residential Code of New York State, para. R 310.1.

For the Permit information, submit the window locations, and the window label information that indicates the U Factor (0.32 maximum), and SHGC (0.40 maximum). This information is required by the 2020 Energy Conservation Code of New York State, 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 the 2020 Residential Code of New York State para. R 310.2.5, and para. AJ 501.4.3.1, as applicable.

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 the 2020 Existing Building Code of New York State, Alterations Level 1, Section 505, and 702.

Also, show compliance with the 2020 Energy Conservation Code of New York State 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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