



Working without Permits

Any proposed construction on your property requires a permit. This violation may include fees, citations or removal of unpermitted work. Call the Development Services before beginning any work.



Mission

We are committed to providing all current and future citizens quality service related to development through the use of modern practices in engineering, architecture, public safety, health, and quality assurance management with a team of people dedicated to professional excellence and customer satisfaction. We strive to accomplish these tasks efficiently, effectively, and with accountability to the community we serve.



**RESIDENTIAL WINDOW
CHANGE-OUT EMERGENCY
ESCAPE AND RESCUE**

DEVELOPMENT SERVICES

PERMITTING & INSPECTIONS

PLANNING & ZONING

105 SOUTH MAIN STREET

JOSHUA, TX

817-558-7447

A building permit is required for any window change out. Submit 2 sets of floor plans with rooms labeled, window distance from latch side of door, and hinge side of door, to determine if tempered windows are required. include all window sizes and types.

Obtaining a permit:
Submit a complete permit application to:
cmclain@cityofjoshuatx.us

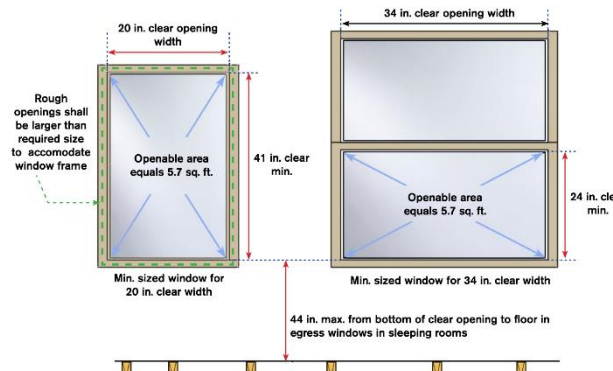
If a window is going to be added to a room or if an existing window is going to be replaced with a different size window they must comply with light, ventilation, safety glazing and rescue/egress requirements of the 2015 International Residential Code.

Requirements for installing egress windows: (2015 IRC R303, R308.4.2, R310)

- Hazardous location safety glazing requirements.
- The net clear width shall be not less than 20 inches.
- The net clear height opening shall be not less than 24 inches.
- A net clear opening of not less than 5.7 square feet.
- A sill height of not more than 44" above the floor.

Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

Note: Modifications to window shall be required when replacing or modifying any bedroom window which does not meet the emergency escape and rescue requirements of the 2015 International Residential Code.



Requesting Building Inspections:

All inspections must be requested no later than 4:00 PM Monday – Thursday for the next business day inspection, cut off on Friday is 11:30 AM for a Monday inspection. Please call 817-558-3999

Inspection requests are requested by phone, and email. **A final inspection is required.**

Note: Do not remove stickers from windows prior to the City Building Inspectors Final approval.

The following are examples of how to measure windows of the 3 most popular styles:

