



The City of Sacramento

has a rich history and unique neighborhoods with distinctive character. To protect that character, the City established Design Review Districts and Design Guidelines, and Historic Districts and Landmarks with Preservation Standards. The Sacramento City Code outlines the City's Design Review and Historic Preservation processes and authority.



Information applied by
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Guide To

WINDOW Repair or Replacement



CONTACT INFORMATION

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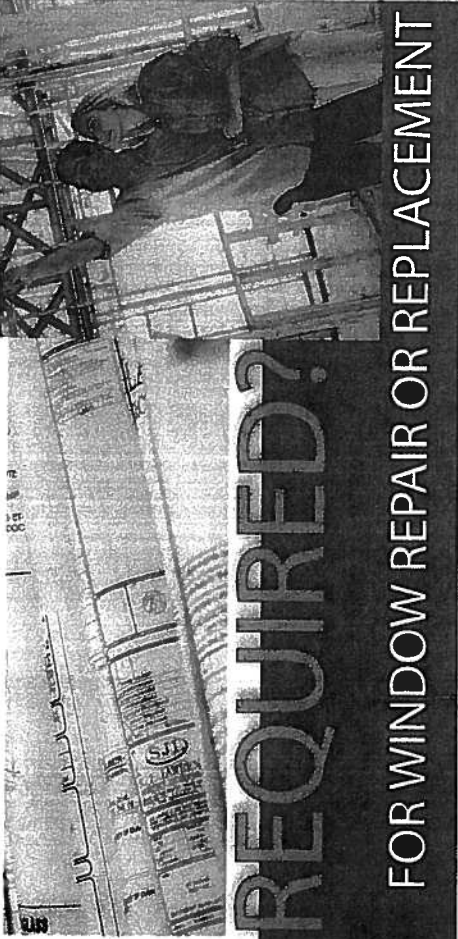
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WHAT IS REQUIRED?

FOR WINDOW REPAIR OR REPLACEMENT

Historical Preservation Requires...

All window repair or replacement in Historic Landmark buildings and within Historic Districts requires a preservation application. The City of Sacramento has adopted the Secretary of the Interior's Standards for Rehabilitation of Historic Properties as a basis of its review of preservation project applications involving designated historic properties:

STANDARD #6 STATES:

"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Where components are so severely deteriorated that they cannot be reasonably repaired, a written report by a licensed contractor who is not affiliated with a replacement window supplier must be provided in a preservation project application requesting replacement windows. All features shall match the original, "like-for-like" or "in-kind." Matching "in-kind" means, matching the historic material, design, dimensions, profile, placement and finishes.

While the California Historical Building code allows exemptions for historic buildings in meeting energy requirements, there are retrofit and weather stripping options that provide additional energy efficiencies for historic windows.



Design Review Requires...

Repair and/or replacement of windows in existing buildings require all components to be in character with the building. Window design shall be in character with the buildings and surroundings

For example:

- Residential buildings in more traditional neighborhoods would typically have single or double hung windows with appropriate trim and sill. Horizontal sliding windows are typically not appropriate.
- Commercial buildings would typically maintain wood or steel sash windows.

MATERIALS

Materials shall maintain appropriateness to the design and building type. Wood, metal, or vinyl windows can be appropriate but should have a wide frame (sash).

PERMITS

Building permits are required even in "like-for-like" window replacement. Change of window size requires a permit and design review prior to repair or replacement. Please check with Community Development Department for permit requirements.

