

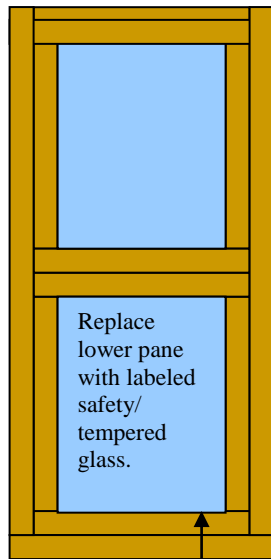
Informational Sheet Re Windows Where the Glass Pane Is 18” or Lower From the Floor.

When a window’s glass measures less than 18” from the floor, the glass must be a labeled safety/tempered glass (due to possible human impact). The fail is noted as following:

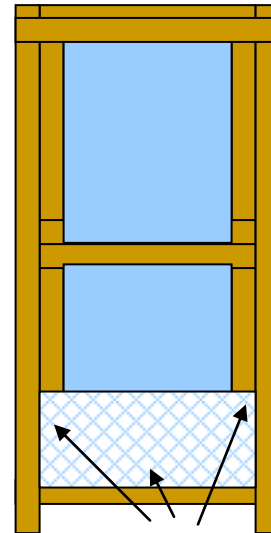
- The bottom edge of each window glass measures less than 18” from floor. Glass must be a labeled safety/tempered glass (due to possible human impact). Due to recent questions/discussions from property owners and after discussion with the Building Official some alternative options that will be accepted are noted on enclosed or attached sheet.

Some of those options:

- You could cover the entire glass pane or enough of the area up to the 18” mark from floor.
- You could fasten to the window sash something such as plexi-glass, metal mesh or finished lattice. Some have installed wood strips over the affected area.
 - All must be finished and have no sharp edges.
 - Windows must remain operable.
 - Can’t block the glass pane’s with something like paneling or solid wood that blocks daylight.
 - The window must continue to be operable as required.
- If cannot be corrected with some of the possible suggestions, then window glass will have to labeled safety/tempered glass.



Where glass pane is less than 18” from floor.



Something like sturdy metal mesh over lower glass pane and attached to window sash’s rails. You can cover entire lower glass pane or only up to the 18 inches.

***Some requirements may be more restrictive than building code requirements.**