


## County of Los Alamos

### Building Safety Division

#### Policy: Window Replacement Inspection

Effective Date: May 01, 2017

Approved By: Michael Arellano (May 01, 2017)

Revised:   
Elias Isaacson, CDD Director

10/27/2025  
Date

**Policy:** A framing inspection is required if the header is replaced. A framing inspection is required after the plumbing and electrical rough-in inspections are signed off, if applicable. The final window inspection shall be done when the window installation is complete.

#### 1. Purpose

The purpose of this policy is to establish clear inspection requirements and procedures for **window replacement projects** to ensure compliance with structural, electrical, and plumbing codes.

This policy clarifies when framing inspections are required, the proper sequence of inspections, and final inspection expectations to ensure that all work meets applicable safety and building code standards before approval.

#### 2. Scope

This policy applies to:

- **All residential and commercial window replacement projects** that require a building permit.
- **Contractors, homeowners, and inspectors** involved in the installation or inspection of replacement windows.
- Projects that involve **structural modifications** (e.g., header replacement), or **adjacent system alterations** such as electrical wiring or plumbing affected by the window replacement.

This policy is intended to ensure consistency in inspection practices and adherence to the International Residential Code (IRC) and International Building Code (IBC).

#### 3. Eligibility

This policy applies to:

- **Licensed contractors** or **property owners acting as owner-builders** performing window replacement work under an approved permit.
- **Building Inspectors** responsible for verifying compliance with code requirements.
- **Projects** where framing, plumbing, or electrical systems may be affected by the window replacement.

#### 4. Procedures

##### 4.1 Framing Inspection Requirements

- A **framing inspection** is required **if a structural header is replaced** during the window replacement process.
- If plumbing or electrical work is performed near the window opening, the **framing inspection** must occur **after** all related **plumbing and electrical rough-in inspections** have been completed and approved.
- The inspector will verify:
  - Proper installation and sizing of headers and framing members.
  - Secure fastening and load transfer to supporting structural elements.
  - Compliance with approved construction documents (if applicable).

##### 4.2 Final Inspection

- A **final window inspection** is required **after window installation is complete**.
- During the final inspection, the inspector will confirm:
  - Correct installation of the window per manufacturer specifications.
  - Proper flashing, caulking, and weatherproofing.
  - Compliance with egress and safety glazing requirements where applicable.
- Any deficiencies must be corrected before final approval is granted.

##### 4.3 Inspection Scheduling

- Inspections must be **scheduled by the contractor** (or homeowner acting as the general contractor) per the County's established inspection request process.
- All required inspections must be successfully **approved in sequence** before proceeding to the next phase of work.

#### 5. Requirements

To comply with this policy:

- A **framing inspection** is mandatory if a header is replaced or structural framing is altered.

- The framing inspection must occur **after all plumbing and electrical rough-in inspections** (if applicable) have been signed off.
- A **final inspection** is required once all window installations are complete.
- All inspections must be **requested through the official inspection line** and **approved** before closing the permit.
- Permit documentation and approved plans (if required) must be **available on-site** during inspection.

## 6. Enforcement

- The **Building Inspector** will enforce compliance during required inspections.
- Failure to obtain required inspections or approvals will result in:
  - **Rejection of subsequent inspection requests,**
  - **Correction notices** and/or **stop-work orders,** and
  - Possible **re-inspection fees.**
- Projects that do not meet inspection or installation requirements will **not receive final approval** until all corrections are made and verified.
- The **Building Official** retains the authority to determine inspection requirements for unique or complex window replacement conditions.