

	<p style="text-align: center;">Charlotte County Community Development Department Building Construction Services Building 18400 Murdock Circle Port Charlotte FL 33948-1074 Phone: 941.743.1201 Zoning: 941.743.1964 E-mail: BuildingConstruction@CharlotteCountyFL.gov www.CharlotteCountyFL.gov</p>	<p style="text-align: center;">Revised 09/2025</p>
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Top Residential Door, Window & Shutter Inspection Mistakes

1. Design pressures on the window and door labels do not meet or exceed the design pressures of the openings they serve (R301.1, R612.5).
2. Design pressure labels were removed before inspection has been made (R612.6).
3. Window and door manufacturer's installation instructions were not on site for the inspector (R612.1).
4. Customized doors were installed without any engineering or approved paperwork from a testing laboratory (R612.8.3).
5. Windows and doors were improperly flashed, or not flashed at all (R612.1, R703.8).
6. Glazing was not tempered when found to be in a hazardous location (R308.4).
7. Emergency escape/rescue openings were not meeting requirements in sleeping rooms where sill height is greater than 44 inches, (R310.1); or where net clear opening height is less than 24 inches, (R310.1.2); or where net clear opening width is less than 20 inches (R310.1.3).
8. Improper sealing, or no sealing at all between window & door assemblies and their prospective jambs or framing (Florida Energy Code 402.4.1).
9. Bathrooms or water closet compartments are without a mechanical ventilation system and the aggregate glazing is less than 3 square feet, or less than half of which is operable (R303.3).
10. The replaced aggregate glazing area exceeds 25% of the total aggregate glazing area of the dwelling. Therefore, opening protection is required and the 25% exception does not apply (Florida Existing Building Code 606.4 Exception 1). This "25% Exception Rule" allows for the replacement of glass openings without opening protection in dwellings issued a permit before 03/01/02, the effective date of the 2001 Florida Building Code.