



TUSTIN...

Proud of its Heritage, Preparing for its Future...

February 20, 2020

USER GUIDE TO REPLACE EMERGENCY ESCAPE AND RESCUE WINDOW

APPLICATION:

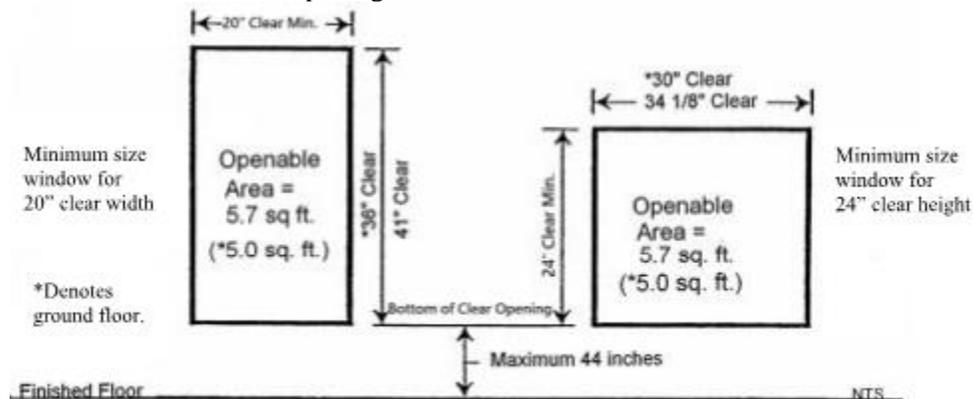
Governs detached one and two family dwelling and town house not more than three story above grade with a separate means of egress and structures accessory thereto.

REFERENCE CODE:

2019 California Residential Code, section R310.1, R310.2 requires the following:

<https://codes.iccsafe.org/content/CARC2019/chapter-3-building-planning>

- Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue window or door. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
- Emergency escape and rescue openings shall be maintained free of any obstructions and shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.
- The net clear opening shall not be less than 5.7 square feet, and ground floor or below grade openings shall have a net clear opening not less than 5.0 square feet.
- The net clear openable height shall be not less than 24 inches.
- The net clear openable width shall be not less than 20 inches.
- Note that using both minimum width and height will not obtain the code required area.
- The bottom of the clear opening shall not be more than 44 inches above the floor.



REPLACING BEDROOM WINDOWS IN EXISTING RESIDENTIAL DEWLLING UNITS:

A building permit is required for any window replacement. Replacement windows shall comply with California 2019 Residential code section R310.2.5. and is not required to comply with sections R310.2.1 and R310.2.2 for maximum opening area, and window sill height, provided the replacement window meets the following:

- The replacement window is the manufacturer's largest standard window that fits within the existing frame. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
- The replacement window is not part of a change of occupancy.

NOTE:

- A repair limited to replacement of glazing on windows does not require a building permit.
- 2019 California Energy Code requires maximum U-factor of 0.30 and maximum SHGC of 0.23.

INSTRUCTIONS:

On an 8 1/2" x 11" sheet of paper show the following: (Although the plan is not required to be to scale, it should be close. A scale of 1/8" per foot works for most residences.)

- Show all buildings and/or structures on the property.
- Draw the floor plan of the structure. Note the use of each room. Show all existing windows, and note which will be replaced. Show their size and type. This can be done by keying each location to the table.
- Show size and type of the new windows.

REMOVAL OF WINDOWS:

- Show room size and size of all other windows in the room. Remaining windows must provide compliance to emergency egress, light, and ventilation requirements.

CHANGE IN WINDOW SIZE:

- Reduction – Show room size and size of all other windows in the room. Remaining window must provide compliance to emergency egress, light, and ventilation requirements.
- Increase – More information is required for this type of work. For example widening a window may require header and shear wall retrofit, or lowering a window may weaken shear walls in some buildings.

HAZARDOUS LOCATIONS:

- Glazing in doors, tubs, showers and bottom stair landings must comply with safety glazing in accordance with 2019 California Residential code section R308.4. You may discuss any specific locations which are hazardous and require safety glazing with the inspector if you have any questions.

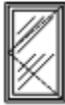
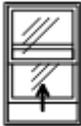
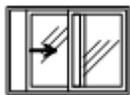
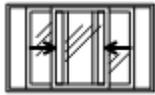
WORK SHEET TO REPLACE EMERGENCY ESCAPE AND RESCUE WINDOWS

HOMEOWNER'S NAME: _____

ADDRESS: _____

Complete the table below noting the complete scope of work. The numbering system can be used to reference locations of proposed work on the plan. Use the code information provided to verify that your proposed construction meets code requirements.

WINDOW TYPES

| Casement CAS | Single Hung SH | Double Hung DH | Slider Slider SLDR | Slider XOX Xox | Fixed FIX |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |  |
| WINDOW NUMBER ON PLANS | EXISTING WINDOW SIZE (WIDTHxHEIGHT) & TYPE | NEW WINDOW SIZE (WIDTHxHEIGHT) & TYPE | LOCATION ROOM | SAFETY GLAZING (YES/NO) | |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |
| 14 | | | | | |
| 15 | | | | | |
| 16 | | | | | |
| 17 | | | | | |
| 18 | | | | | |
| 19 | | | | | |
| 20 | | | | | |

Preparer's Signature: _____

Date: _____