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May 23, 2018

USER GUIDE TO REPLACE EMERGENCY ESCAPE AND RESCUE WINDOWS

APPLICATION:

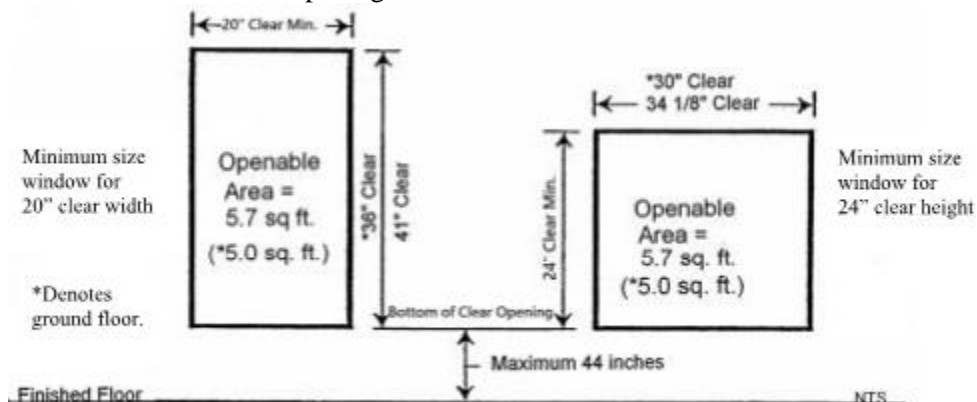
Governs detached one and two family dwelling and town house not more than three stories above grade with a separate means of egress and structures accessory thereto.

REFERENCE CODE:

2016 California Residential Code, section R310.

<https://codes.iccsafe.org/public/document/details/toc/1005>

- 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.
- The net clear opening shall not be less than 5.7 square feet, 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



Exceptions:

- Existing windows with 48" sill height may be permitted to stay at 48" when no changes in framing or increase in sill height occurs.

- A repair limited to replacement of glazing on windows does not require a building permit.

Note 2016 California Energy Code requires maximum U-factor and maximum SHGC to be 0.4 and 0.35 respectively.

Minimum Width /Height Requirements for Emergency Escape and Rescue Windows (inches)

Width	Height (Story above grade)	Height (Ground floor)
20	41	36
20.5	40	35.1
21	39.1	34.3
21.5	38.2	33.5
22	37.3	32.7
22.5	36.5	32
23	35.7	31.3
23.5	34.9	30.6
24	34.2	30
24.5	33.5	29.4
25	32.8	28.8
25.5	32.2	28.2
26	31.6	27.7
26.5	31	27.2
27	30.4	26.7
27.5	29.8	26.2
28	29.3	25.7
28.5	28.8	25.3
29	28.3	24.8
29.5	27.8	24.4
30	27.4	24
30.5	26.9	24
31	26.5	24
31.5	26.1	24
32	25.7	24
32.5	25.3	24
33	24.9	24
33.5	24.5	24
34	24.1	24
34.2	24	24

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 the property size, configuration, street and alley.
- 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 CRC R308. <https://codes.iccsafe.org/public/document/details/toc/1005>
- You may discuss any specific locations which are hazardous and require safety glazing with the inspector if you have any questions.

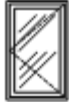


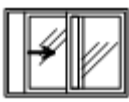


WORK SHEET TO REPLACE EMERGENCY ESCAPE AND RESCUE WINDOWS

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				