



City of Lompoc
Building & Safety Services Section
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Residential Window Changeout and Emergency Escape/Rescue Opening

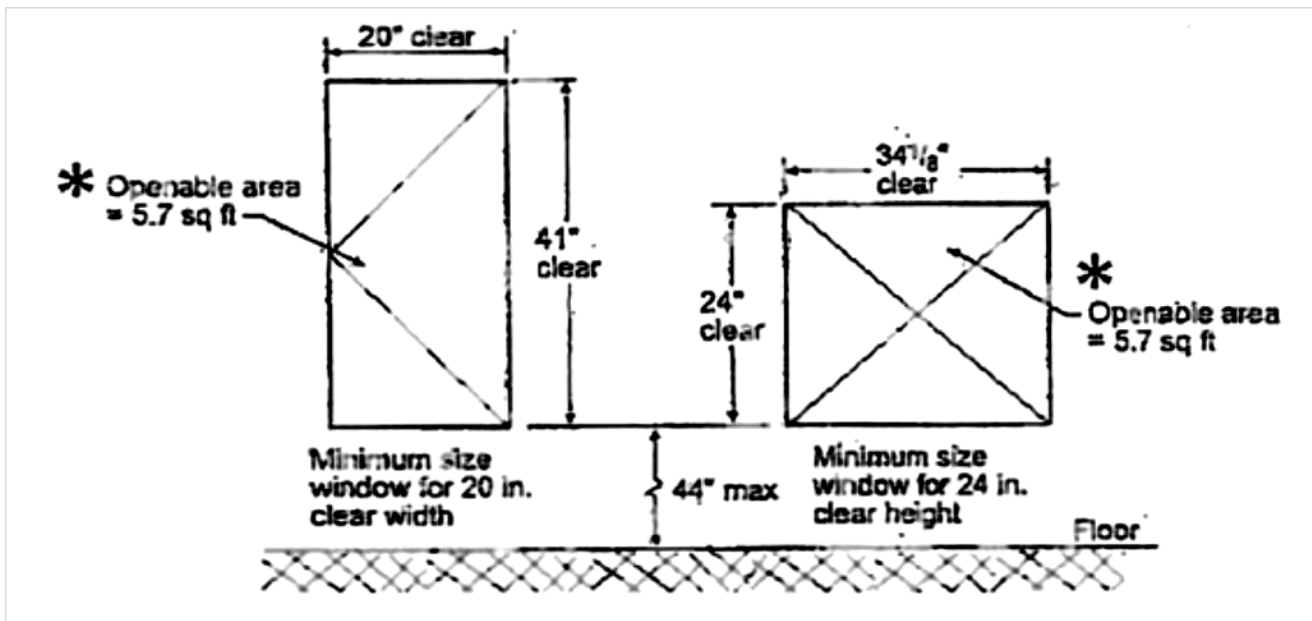
Background

Because so many fire deaths occur as the result of occupants of residential buildings being asleep at the time of a fire, Section 1030 of the 2016 California Building Code and Section 310.2 of the 2016 California Residential Code requires that basements and all sleeping rooms below the fourth story have windows or doors that may be used for emergency escape or rescue in Group R occupancies. The code intends that the openings required for emergency escape or rescue be located on the exterior of the building so that rescue can be affected from the exterior or, alternatively, the occupants may escape from that opening to the exterior of the building without having to travel through interior of the building in which the normal exit paths are most likely blocked.

Emergency escape and rescue opening requirements

Per section 1030 of the 2016 California Building Code and Section 310.2 of the 2016 California Residential Code, "Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sqft. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor."

The *minimum* opening size and *maximum* height from floor is illustrated in the figure below:



* Where the opening occurs at grade level, the opening need only be 5 square feet

Requirements for Replacing Bedroom Windows in Existing Homes

Construction Year	Bedroom Egress Requirement	Net Opening Size	Min. Opening Dimensions	Max. Height from Floor
Prior to 1964	No	12 sq ft (Total window sizes in the same room)	None	None
1964 – 1980	Yes	5 sq ft (Net)	22" (H) X 22" (W)	48" to Sill
1980 – 2007	Yes	5.7 sq ft (Net)	24" X 20"	44" to Sill
01/01/08 – Present	Yes	5.7 sq ft (Net) 5 sq. ft. (Grade Level Only)	24" X 20"	44" to Clear Opening

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge.

A building permit is required for any window replacement. Some restrictions and/or modifications might be required when replacing or modifying any bedroom window which does not meet the emergency escape and rescue requirements mentioned above. All replacement windows shall comply with California Energy Code with U = 0.32 and SHGC = 0.25 (max), and shall have safety glazing if located in hazardous locations. Battery operated smoke and/or carbon monoxide alarms are required per Sections R314 and R315 of the 2016 California Residential Code, if not already installed. Please contact or consult with the Building & Safety Services Section at **(805) 875-8220** for further info.

COMMON WINDOW SIZES MEETING MINIMUM EGRESS REQUIREMENTS FOR STANDARD 6-8 HEADER HEIGHT

Slider

4-0 x 4-0
5-0 x 3-6
6-0 x 3-6
8-0 x 4-0
4-0 x 5-0

Single/Double Hung

3-0 x 5-0
3-0 x 5-6
3-4 x 5-0
3-8 x 5-0

Single Casement

2-4 x 4-0
2-6 x 3-6

Double Casement

4-8 x 4-0

Note: These are general dimensions. It is the Owner's responsibility to verify that the actual windows installed meet the minimum egress requirements.

2016 CRC Section R308 – Safety or Tempered glass will be required for the following locations:

- Glass within 24" of a door and where bottom edge is less than 60" from floor or walking surface.
- Glass adjacent to stairs, landings and ramps with 36" horizontally of walking surface and bottom edge less than 60" to walking surface.