

Residential Window/ Door Changeout and Emergency Escape/Rescue Opening

Background

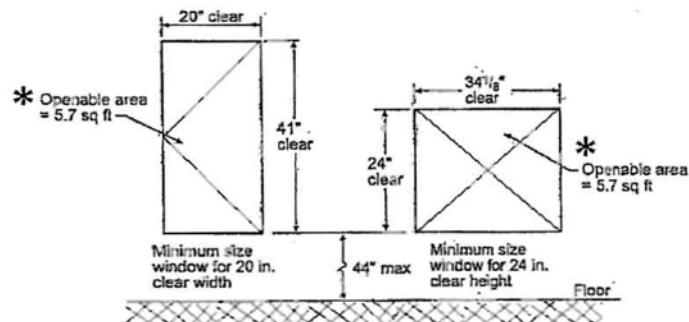
Because so many fire deaths occur as the result of occupants of residential buildings being asleep at the time of a fire, Section 1030 of the 2019 California Building Code and Section 310 of the 2019 California Residential Code requires that basements and all sleeping rooms below the fourth story have 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 2019 California Building Code and Section 310 of the 2019 California Residential Code, "Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. Ft... 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.

* See section R310.2.5 for exceptions.

Requirements for Replacing Bedroom Windows in Existing Homes

A building permit is required for any window replacement. Replacement window shall comply with California 2019 Residential code section R310.2.5. and does not require to comply with sections R310.2.1 and R110.22 for maximum opening area, and window sill high, provided the replacement window is the manufacturer's largest standard window that fits within the existing frame and the replacement window is of the same operating style that provides for an equal or greater operating area than the existing window. All replacement windows shall comply with California Energy Code with $U = 0.30(\text{max})$ and $\text{SHGC} = 0.23(\text{max})$ 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 2019 California Residential Code, if not already installed.

Requirements for Replacing Doors in Existing Homes

Swinging doors separating conditioned space from outside or adjacent unconditioned space shall have $U = 0.2(\text{max})$. Fire rated garage doors are exempt. Glazed doors will be treated as fenestration products.

Please contact or consult with OC Development Services at (714) 667-8888 for further information.

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Owner: _____ Address: _____

APN: _____ Legal: _____

Scope of Work: _____

Please draw a Site/Floor Plan of the project site and indicate the location of each window/ door being replaced.

Door	Window	Room	Existing Size/Type	New Size/Type	Egress