

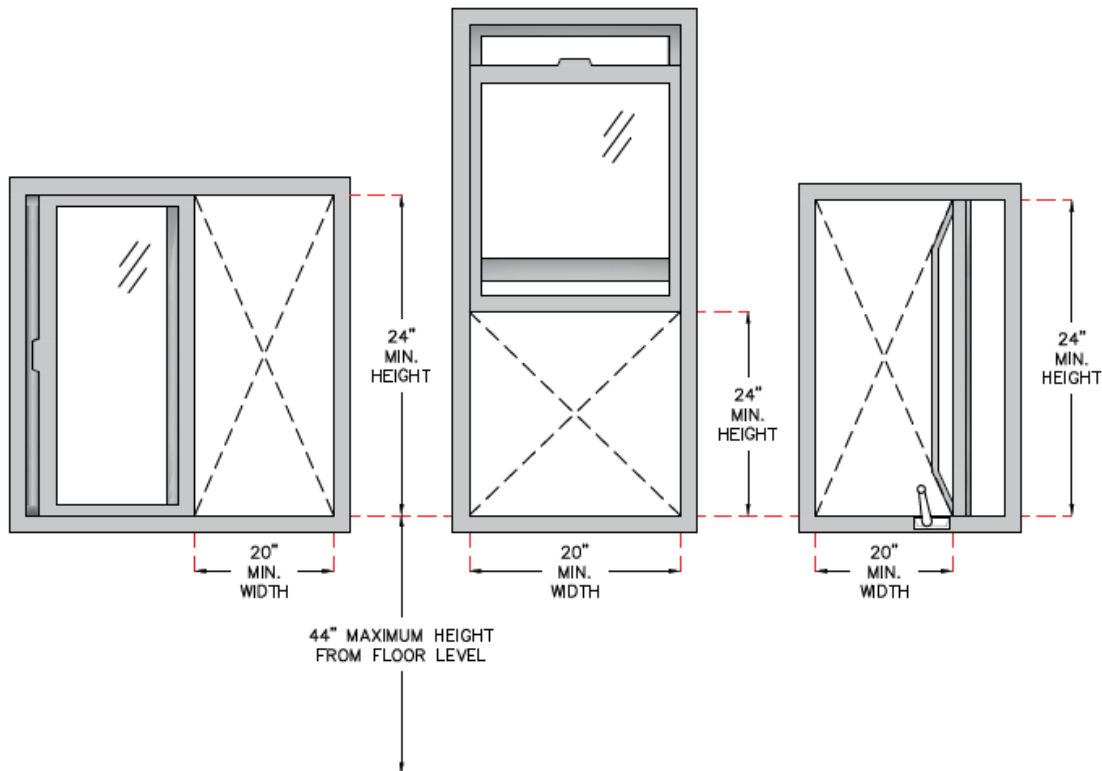


Informational Bulletin: Residential Egress Windows

(Updated 7/6/17)

This informational bulletin serves to assist owners and designers to understand the specific emergency escape and rescue opening provisions of the 2016 California Residential Code “CRC”. The requirement in R-3 occupancies (one- and two-family dwelling and townhouse not more than three stories above grade plane in height) is intended to facilitate occupants to escape and permit emergency responders to enter with minimal obstruction.

Section R310 requires that basements, habitable attics and every sleeping room must have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening must be provided in each sleeping room. Emergency escape and rescue openings must open directly into a public way, or to a yard or court that opens to a public way.



Dimensional Criteria	
1st Floor	2nd Floor and Above
Clear opening width \geq 20 inches	Clear opening width \geq 20 inches
Clear opening height \geq 24 inches	Clear opening height \geq 24 inches
Minimum clear opening \geq 5.0 sq. ft.	Minimum clear opening \geq 5.7 sq. ft.
Maximum sill height above floor \leq 44 inches	Maximum sill height above floor \leq 44 inches

The net clear opening dimensions must be obtained by the normal operation of the opening from the inside. Where the bottom of the clear opening is below grade, it must be provided with a window well in accordance with Section R310.2.3. Replacement windows must comply with the provisions of CRC for new windows. A floor plan showing the size of all rooms and windows are required. If you have any questions regarding this information, please contact the Building and Safety Division at 626-307-1300.