

RESIDENTIAL EGRESS WINDOWS

2013 CALIFORNIA RESIDENTIAL CODE

SECTIONS R310.1 & R312.2

The following is a list of the general requirements based on the 2013 California Building Code. This handout is intended to provide only general information, contact the Building and Safety Division for any questions or additional information.

RESIDENTIAL EGRESS WINDOWS:

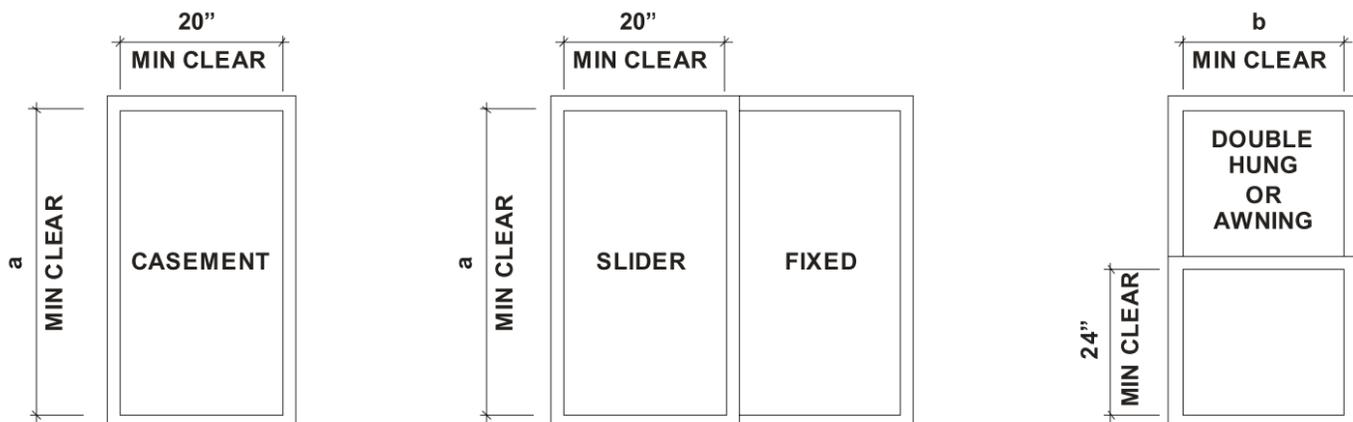
Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening (window or door). Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding...200 square feet...

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE:

- The bottom of the opening shall not be more than 44 inches above the floor.
- Minimum net clear opening height of 24" and width of 20."
- Minimum net clear opening of 5.7 square feet (5.0 at grade level)

Note: In order to meet the minimum clear opening of 5.7 square feet, either the width or height, or both, must exceed the minimum dimension (see figure below). The net clear opening dimensions required shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.



NEW REQUIREMENT FOR 2013 - SECTION R312.2: In dwelling units, where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum 24" above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter where such opening are located within 24" of the finished floor. Where such window openings do not comply, window fall prevention devices and window guards that comply with ASTM F 2090, shall be provided.

