

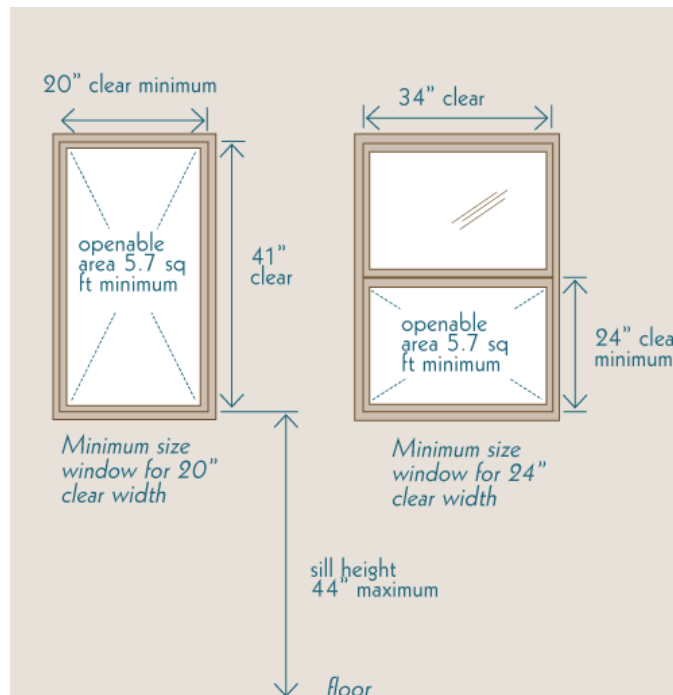
### Residential Window Change-Out Emergency Escape/Rescue Opening California Residential Code R310

A building permit is required for any window change out.

If a window is going to be added to a room or if an existing window is going to be replaced with a different size window, they must comply with light, ventilation and rescue/egress requirements of the present California Residential Code.

**These permits will require:**

- 2 sets of drawings consisting of a floor plan and a framing plan



Requirements for installing egress windows: (2019 CRC R310):

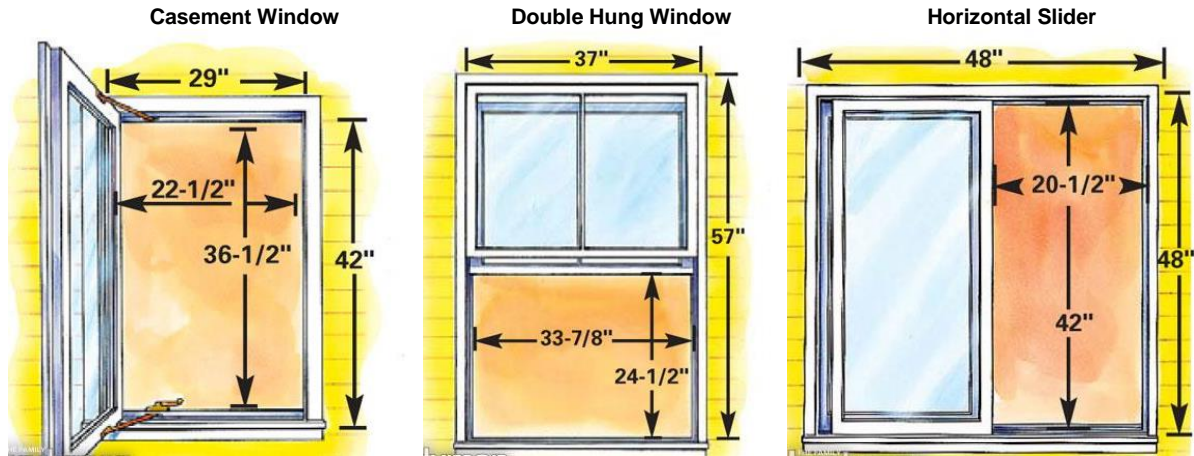
- A minimum clear opening width of 20" (casement type)
- A minimum clear opening height of 24" (double hung)
- A minimum clear opening area 5.7 square feet (820 square inches)
- The bottom of the clear opening shall not be greater than 44" above floor

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet, if grade floor opening is within 44" above finished grade.

# WINDOW REPLACEMENT

Neighborhood  
Services

Effective: January 1, 2017  
Revised: January 2, 2020



## EGRESS WINDOW OPENING SIZE CHART

Area in Square Feet

(Inches) Height																				
Width	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	
20																		5.69	5.83	
21																5.69	5.83	5.98	6.13	
22															5.81	5.96	6.11	6.26	6.42	
23													5.75	5.91	6.07	6.23	6.39	6.55	6.71	
24												5.83	6.00	6.17	6.33	6.50	6.67	6.83	7.00	
25											5.73	5.90	6.08	6.25	6.42	6.60	6.77	6.94	7.12	7.29
26										5.78	5.96	6.14	6.32	6.50	6.68	6.86	7.04	7.22	7.40	7.58
27								5.81	6.00	6.19	6.38	6.56	6.75	6.94	7.13	7.31	7.50	7.69	7.88	
28							5.83	6.03	6.22	6.42	6.61	6.81	7.00	7.19	7.39	7.58	7.78	7.97	8.17	
29						5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25	7.45	7.65	7.85	8.06	8.26	8.46	
30					5.83	6.04	6.25	6.46	6.67	6.88	7.08	7.29	7.50	7.71	7.92	8.13	8.33	8.54	8.75	
31				5.81	6.03	6.24	6.46	6.67	6.89	7.10	7.32	7.53	7.75	7.97	8.18	8.40	8.61	8.83	9.04	
32			5.78	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.56	7.78	8.00	8.22	8.44	8.67	8.89	9.11	9.33	
33		5.73	5.96	6.19	6.42	6.65	6.88	7.10	7.33	7.56	7.79	8.02	8.25	8.48	8.71	8.94	9.17	9.40	9.63	
34		5.90	6.14	6.38	6.61	6.85	7.08	7.32	7.56	7.79	8.03	8.26	8.50	8.74	8.97	9.21	9.44	9.68	9.92	
35	5.83	6.08	6.32	6.56	6.81	7.05	7.29	7.53	7.78	8.02	8.26	8.51	8.75	8.99	9.24	9.48	9.72	9.97	10.21	
36	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00	9.25	9.50	9.75	10.00	10.25	10.50	
37	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25	9.51	9.76	10.02	10.28	10.53	10.79	
38	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50	9.76	10.03	10.29	10.56	10.82	11.08	

### Window Replacement FAQ'S

1. Do existing bedroom windows that are not egress compliant, need to meet current egress codes if replaced?

Answer: If the window and the frame are being removed, the new window must be egress compliant.

2. For retrofit installation (original window frame remains, no change to existing framing)?

Answer: No; however, the existing condition (net clear openable area of window) cannot be made worse or less code compliant.

3. For new construction/nail on (original frame removed, new flashing installed, no change to rough opening)?

Answer: If the frame and flashing is exposed, the window must be egress compliant.

4. Do existing bedroom sills over 44" from floor need to be cut down for:

Answer:

- a. Retrofit - No
- b. New Construction – Yes

5. Is a floor plan required for window or door applications?

Answer: No. A detailed description is required on the permit application describing the entire scope of work. Framing details are required for new openings/opening changes.

6. Are we able to obtain a permit online?

Answer: Not at this time.