

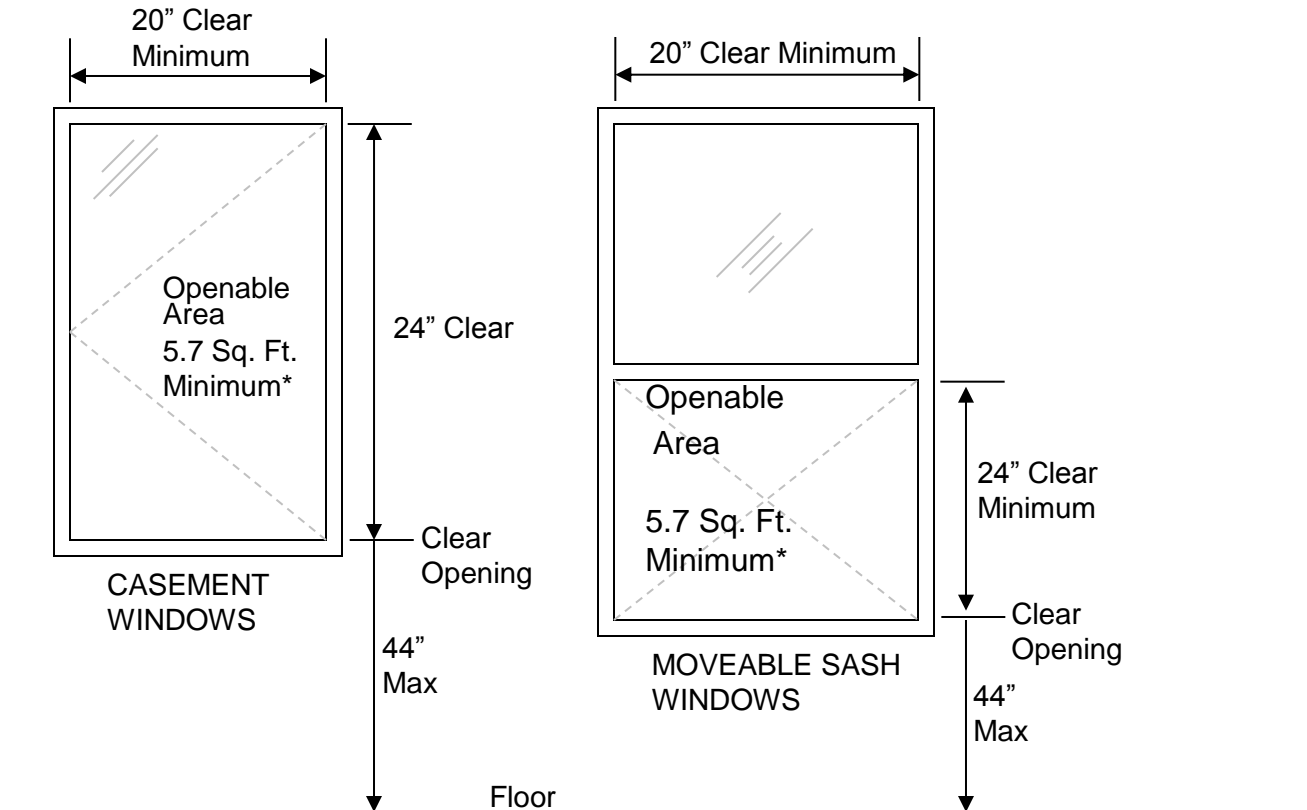
WINDOW CONSTRUCTION REQUIREMENTS

(PLEASE NOTE: These are general guidelines, not to be used in lieu of actual code requirements for final design. Your final design will be subject to plan review.)



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MINIMUM SIZE FOR EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS/BEDROOMS (2016 CBC and CRC)



Retrofit windows (not requiring the removal of window frame) do not require a permit as the resulting opening is approximately the same size as the original. Window replacements that requires cutting of the siding or modifying the framing will require a permit and shall comply with the current code requirements.

CBC Sections 1203.4 and 1205.2 and CRC R303 require all habitable spaces to have natural ventilation and light by means of exterior glazed openings or by mechanical ventilation and artificial light. For residential, the natural method is always used and the criteria is a minimum opening of 4-percent of the floor area of the room for ventilation and a minimum net glazed area of 8-percent for light.

CBC Section 1029 and CRC R310 requires one window or door in each bedroom for escape and rescue with a minimum clear net opening of 5.0 square feet at grade floor and a clear net opening of 5.7 square feet for other floors. The minimum net clear opening is 24 inches in height and a minimum net clear opening width of 20 inches. The bottom of the clear opening shall not exceed 44 inches from the floor.

CRC Section R312 requires protection to reduce the likelihood of an occupant accidentally falling through an open window. The window fall protection provision is applicable when the window is within 24 inches of the floor and the opening is higher than 72 inches above the outside grade level.