



# CITY OF RIALTO

## BUILDING DIVISION

### Information Bulletin

## ***Bedroom Window Replacements Access and Means of Egress Facilities and Emergency Escapes*** (2007 California Building Code - CBC)

Inspections and approval of window replacements in existing residential buildings based on the 2007 California Building Code Section 3405.1 Glass Replacement ***“The installation or replacement of glass shall be as required for new installations.”***

**Purpose:** To provide guidance for replacement of bedroom windows that will meet minimum escape standards.

**Policy:** To assure that alterations meet current minimum code standards per CBC 3405.1.

### **Requirements for Replacement Bedroom Windows in Existing Homes**

One minimum size escape window per bedroom unless there is a door to the exterior.

### **Emergency Escape and Rescue Windows**

**Many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire. Section 1026 of the 2007 California Building Code requires that:**

- Every bedroom below the fourth story, including basements of dwellings, shall have at least one operable window or door approved for emergency escape or rescue. This exit shall open directly into a public street, public alley, yard or exit court. The emergency window or door shall be operable from the inside to provide a full, clear opening without the use of separate tools or special knowledge.
- The net clear opening shall have a minimum net openable area of 5.7 square feet (0.53m<sup>2</sup>) except grade-floor openings shall be a minimum net openable area of 5.0 square feet (0.42 m<sup>2</sup>).
- The minimum net clear open height dimension shall be 24 inches (610mm).
- The minimum net clear open width dimension shall be 20 inches (508mm).
- The finished window shall have the bottom of the clear opening not greater than 44 inches (1118mm) above the floor.

- Bars, grill, grates or similar devices are permitted over escape windows provided the minimum net clear opening is maintained; provided that such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or effort or force greater than that for the normal operation of the window; and provided that the device has been approved by the State Fire Marshal.

Use the chart below to find your window width and height combination to obtain the 5.7 square foot minimum size for emergency escape and rescue requirements.

Minimum Opening Sizes of at Least One Bedroom Window To Meet Requirements for 5.7 square foot Emergency Escape and Rescue Opening															
Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.5
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Use the chart below to find your window width and height combination to obtain the 5.0 square foot minimum size for emergency escape and rescue requirements allowed at grade level only.

Minimum Opening Sizes of at Least One Bedroom Window To Meet Requirements for 5.0 square foot Emergency Escape and Rescue Opening															
Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	36	35.1	34.3	33.5	32.7	32	31.3	30.6	30	29.4	28.8	28.2	27.7	27.2	26.7
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.5
Height	26.2	25.7	25.3	25.8	24.4	24	24	24	24	24	24	24	24	24	24

*You need the minimum 20-inch width, plus the minimum 24-inch height, plus the total net clear openable area of 5.7 square feet or 5.0 square feet for grade-floor escape windows.*

**Remember to allow for frame size when measuring width and height. Example: A 4'X4' Single-hung window will not allow a full 24" minimum height due to frame size.**

**FOR FURTHER INFORMATION, PLEASE CONTACT: CITY OF RIALTO BUILDING DIVISION, 150 SOUTH PALM AVENUE, RIALTO CA 92376  
TELEPHONE: (909) 820-2505**