

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have minimum dimensions as specified in this section. *-ALL SLEEPING ROOMS*

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

[] Like-for-like sizing

[] Walls are at least 5' from the property line

[] Hardwired [] 10 year battery smoke detection is required in each sleeping room, Combination smoke and carbon monoxide detection is required outside each sleeping room and each floor

[] Safety tempered windows are required within 5' of a shower/tub drain, within 2' of a swing door, within the arc of a wet surface slip and fall, and within specific distances of stairs, ramps, and landings.

CONTRACTOR:

PHONE:
CLASS:
LIC#:
EMAIL:

OWNER:

PHONE:
EMAIL:

JOB ADDRESS:

SCOPE OF PROJECT

*WINDOW
REPLACEMENT*

HOA YES NO
TYPE: VB OCC: R-3

SHEET TITLE:

APN:

DATE:

SCALE:

SHEET OF