

Egress Requirements

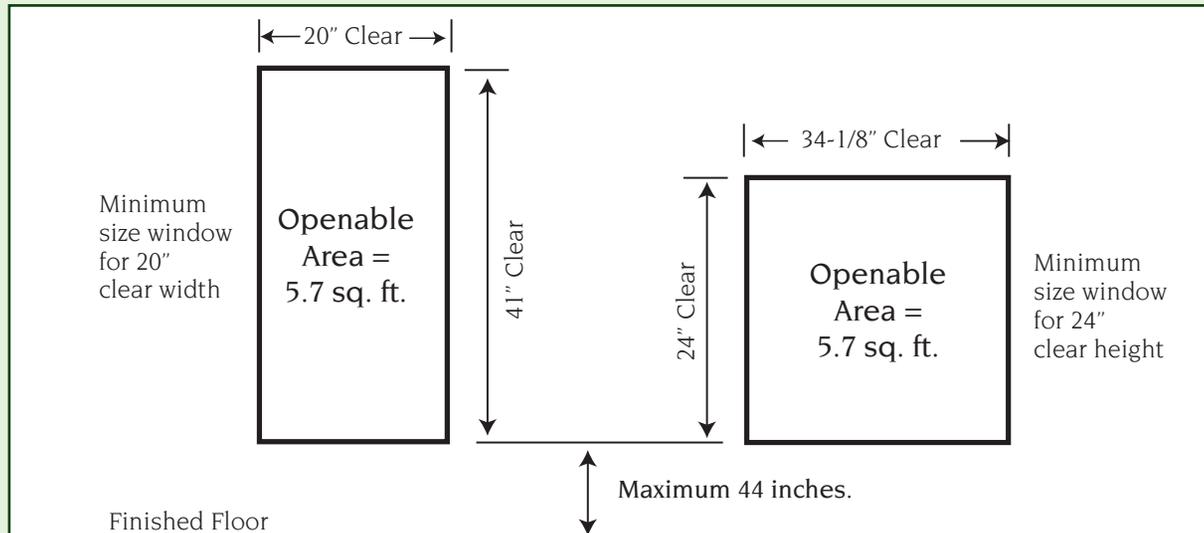
Because so many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire, the Building Code requires that:

- Basements of dwelling units, and every bedroom below the fourth story shall have at least one operable window or door approved for emergency escape and rescue.
- This exit shall open directly into a public street, public alley, yard or exit court.
- The exit shall be operable to provide a full clear opening without the use of separate tools.

Extensive testing by Building and Fire Departments have established the minimum window size requirements:

- The net clear opening shall be no less than 5.7 square feet. Direct grade level accessible window can be 5.0 sq. ft.
- The net clear openable height dimension shall be a minimum of 24 inches.
- The net clear openable width dimension shall be a minimum of 20 inches.
- Note that using both minimum dimensions will not obtain the required sq. ft. area.
- The finished sill height shall be not more than 44 inches above the floor.

Formula for calculating openable area: **Height x Width (in inches) ÷ 144 = _____ sq. ft.**



Minimum Width and Height Requirements for Emergency Escape and Rescue Windows:

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	34.2
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

Window Replacements



Residential Permit Requirements



City of San Bruno

Community Development
Department

Building Division

567 El Camino Real
San Bruno, CA 94066
Phone (650) 616-7074

www.sanbruno.ca.gov

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WINDOW REPLACEMENT - RESIDENTIAL PERMIT REQUIREMENTS

The installation or replacement of windows or patio doors requires a permit and inspection. The property owner or licensed contractor can obtain the permit. Plans are not necessary unless you are adding a new opening or enlarging the size of an existing opening. When plans are required, you will need to provide framing details with header size and a plot plan showing window location in relation to property lines. The City of San Bruno is currently using the California Building Code. Listed are some of the code requirements that will need to be followed.



- Windows and patio doors must be installed in accordance with approved manufacturer's installation instructions, fastener size, type, and spacing per instructions. Have labels and or instructions available for inspector.
- No windows are allowed in walls less than 3' from property lines. (CBC 704.8)
- Light and ventilation requirements: The minimum openable area to the outdoors shall be 4% of the floor area being ventilated. The minimum net glazed area shall not be less than 8% of the floor area of the room served.
- Where the opening portion of an operable window is located more than 72" above the exterior finish grade, (usually windows above first level) the window must be at least 24" above interior finished floor of the room, or no opening that would allow 4" sphere to pass through, or approved window guards are installed.
- One egress compliant window or door is required in each sleeping room. *See emergency and rescue windows information on how to meet the requirements.*
- Safety glazing can be laminated or tempered glass or an approved plastic. Safety glazing is required for the following conditions: Glass edge less than 60" to tub or shower drain, vertical edge of glass less than 24" away from doors, edge of glass within 60" of stairs, glass less than 18" above floor. Non-removable manufacturer's identification required for tempered glass. Additional requirements apply for other hazardous locations. ***Check with the Building Department if not sure about safety glazing requirements.***
- Nail on fin window or patio door require inspection prior to exterior trim being installed to insure that they are properly sealed and flashed to prevent any moisture intrusion.
- When stucco is removed for window or patio door replacement a lath inspection is required prior to scratch coat. It is critical that the new window or patio door be sealed, flashed, and that stucco lath is lapped properly so that no moisture can enter. ***See our stucco and siding brochure for more information.***
- ***As part of the project smoke detectors will be required in all bedrooms, adjoining hall, and at each level per the building code.***