

406.3 Replacement window emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 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 shall be permitted to be 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 of the window is not part of a change of occupancy.

(If the window size is being changed, the new window size shall comply with emergency escape and rescue requirements as well as light and ventilation requirements as may be required by the Building Code.)

LIGHT AND VENTIBATION REQUIREMENTS

1. Habitable rooms (living room, kitchen, bedroom, etc.) shall be provided with natural light from exterior openings not less than *% of the floor area of the room served. Open able area shall be not less than 4% of the floor area. Mechanical ventilation may be provided in lieu of the required operable area.
2. Bathrooms, water closet compartments and similar rooms shall be provided with ventilation from openable exterior openings with an area not less than 3 square feet, one half of which is openable. The glazed areas are not required where artificial light and mechanical ventilation of 50 CFM (cubic feet per minute) intermittent or 25 CFM continuous ventilation are provided.

Tempered Glass Is Required for:

- Any window less than 18 inches in height from a walking surface.
- Any window less than 24 inches of any door.
- Any window over a bathtub or shower less than 5 feet from the floor of the shower or bathtub.
- Any window within 40" of a locking device.

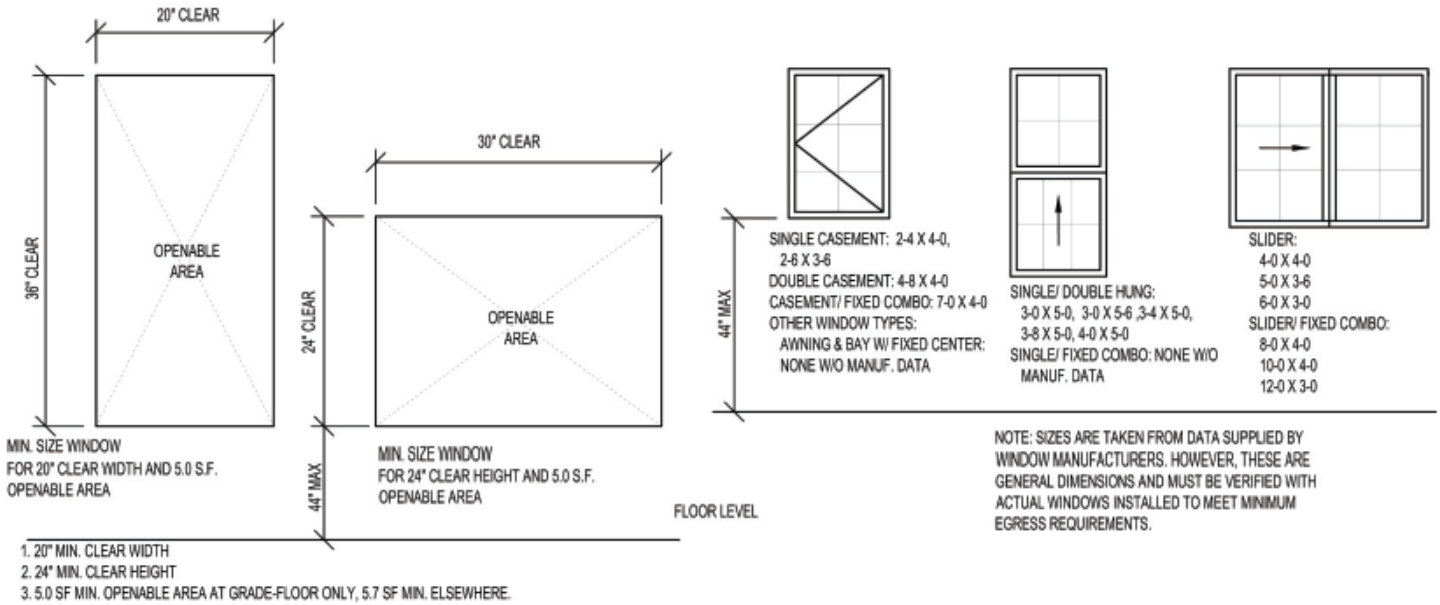
(2014 County of Los Angeles Building Code)

Egress Requirements for Windows in Bedrooms:

The window shall have a:

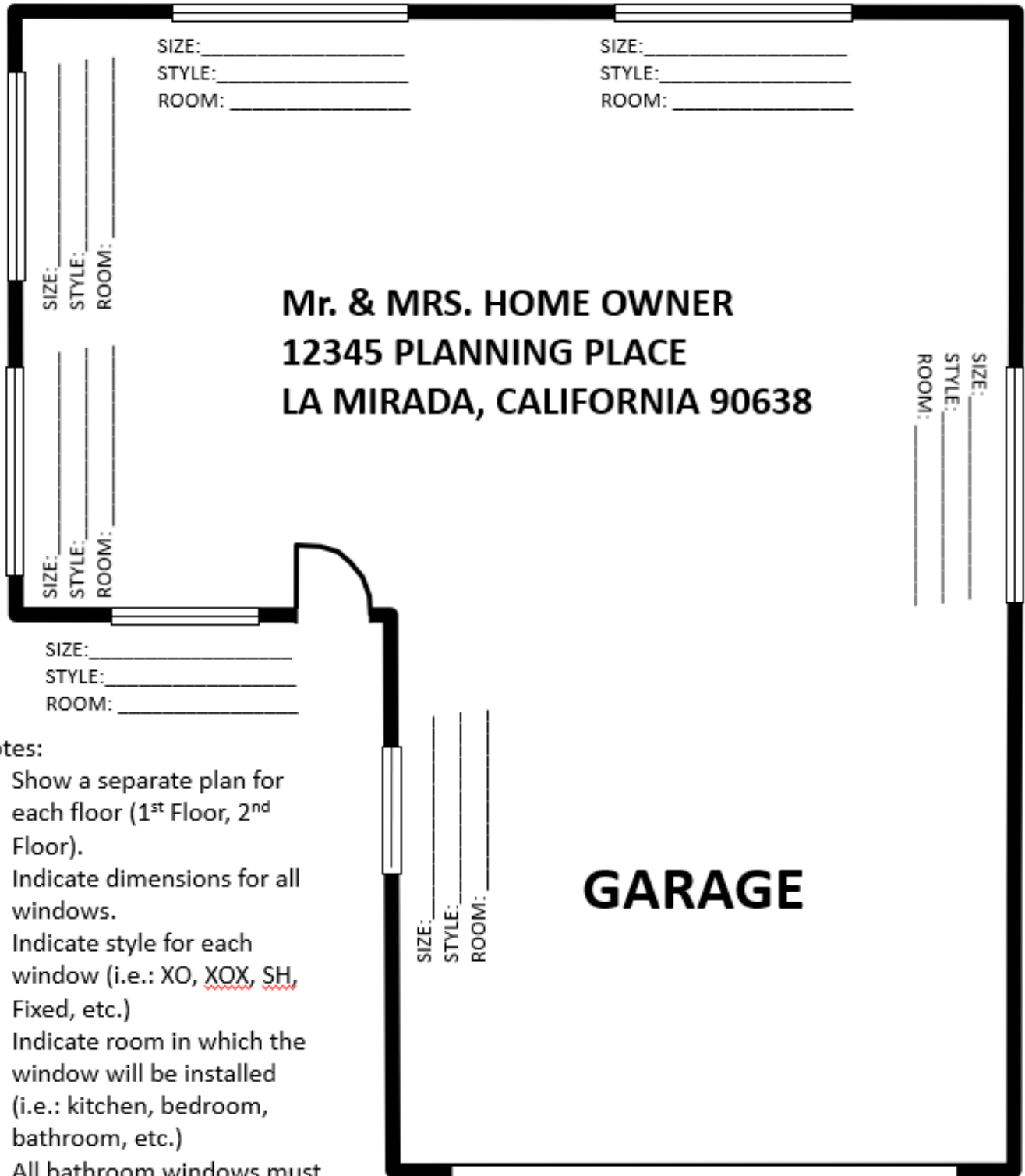
- Minimum net clear openable area of 5.0 sq. ft. at grade-floor, and
- Minimum net clear openable area of 5.7 sq. ft. elsewhere, and
- Minimum net clear openable width of 20", and
- Minimum net clear openable height of 24", and
- Bottom of the clear opening not greater than 44".

(2014 County of Los Angeles Residential Code, Section R310)



EMERGENCY ESCAPE/ RESCUE OPENING (R310)

EXAMPLE WINDOW PLAN



Notes:

1. Show a separate plan for each floor (1st Floor, 2nd Floor).
2. Indicate dimensions for all windows.
3. Indicate style for each window (i.e.: XO, XOX, SH, Fixed, etc.)
4. Indicate room in which the window will be installed (i.e.: kitchen, bedroom, bathroom, etc.)
5. All bathroom windows must be obscure.

