



City of San Bruno
Community & Economic Development Department
Building Division
567 El Camino Real
San Bruno, CA 94066

Phone (650) 616-7074

Window Replacement Guidelines Building Division

Installations:

Current CRC Emergency Egress Requirements

Basements, habitable attics and sleeping rooms 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 room. Such openings shall 1) open directly into a public way, yard, or court that opens to a public way, 2) have a minimum net clear opening area of 5.7 sq. ft. [5 sq. ft. for grade-floor level openings¹] with minimum net clear dimensions of 24" opening height and 20" opening width, and 3) have the bottom of the clear opening not more than 44" measured from the floor. (CRC310.2.3)

Retrofit Window Installations: Existing Structures/Alterations and Repairs

An existing building or portion thereof, which does not comply with the requirements of this code for new construction shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. However, minor reductions in the clear window opening dimensions are allowed.

In cases where the opening dimension changes are not minor:

If the Contractor can demonstrate that the existing egress window in the sleeping areas met the Building Code egress requirements enforced at the time the structure was permitted, and the replacement/retrofit window assembly will not decrease the required opening size of those code requirements, then he/she will not be required to bring the new egress window to current requirements, provided the following conditions are met (CRC310.5):

- At the time the permit is applied for, the applicant will include in the "Scope of Work" on the Permit Application, a statement: "The egress window will meet the code requirements enforced at the time the structure was permitted. The structure was built in 19XX".
- At the Final Inspection the Building Inspector will verify that the finished sill or opening height and dimensions of the opening follow the code in effect at the time the building was originally constructed.