



## City of Westminster

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8200 Westminster Boulevard, Westminster CA 92683 714.548.3254  
www.westminster-ca.gov

### **REQUIREMENTS FOR WINDOW REPLACEMENTS**

California Residential Code 2013 (CRC) Section R310 requires at least one escape or rescue window from each sleeping room with a minimum net clear openable area of 5.7 sf. above grade and 5.0 sf. at grade level (minimum net opening height is 24 inches and minimum width is 20 inches) and the sill height not more than 44 inches above the floor. California Building Code 2013 (CBC) Section 3404.1 indicates that alterations or repairs to existing buildings shall comply with the requirements of the prevailing code at the time of alteration. CBC 2013, sec. 105 states that a building permit is required for alterations or repairs which include changes to the code required items.

When replacing windows of existing buildings, it is required to comply with CRC section R310. When replacing existing windows, the egress from the bedroom windows may be further reduced or restricted by retrofit windows where the existing window frames remain and the new window is placed over and inside the existing frame. Even windows having the same nominal size, may not meet the same level of net clear opening or sill height. The actual size of the opening or the sill height may be different between the same size windows based on the type of the window, the frame thickness and material, or type of the hardware.

In cases where an existing window is not in full compliance and it is not physically practical to lower the sill height or to increase the size of the opening, the same level of safety for escape or rescue, as existed before the replacement, may be accepted as the minimum. If you have any questions or would like to arrange a meeting, please contact the Building Official, Soroosh J. Rahbari, at (714) 548-3468