



City of Milpitas

Building & Safety Department

DESIGN GUIDELINES

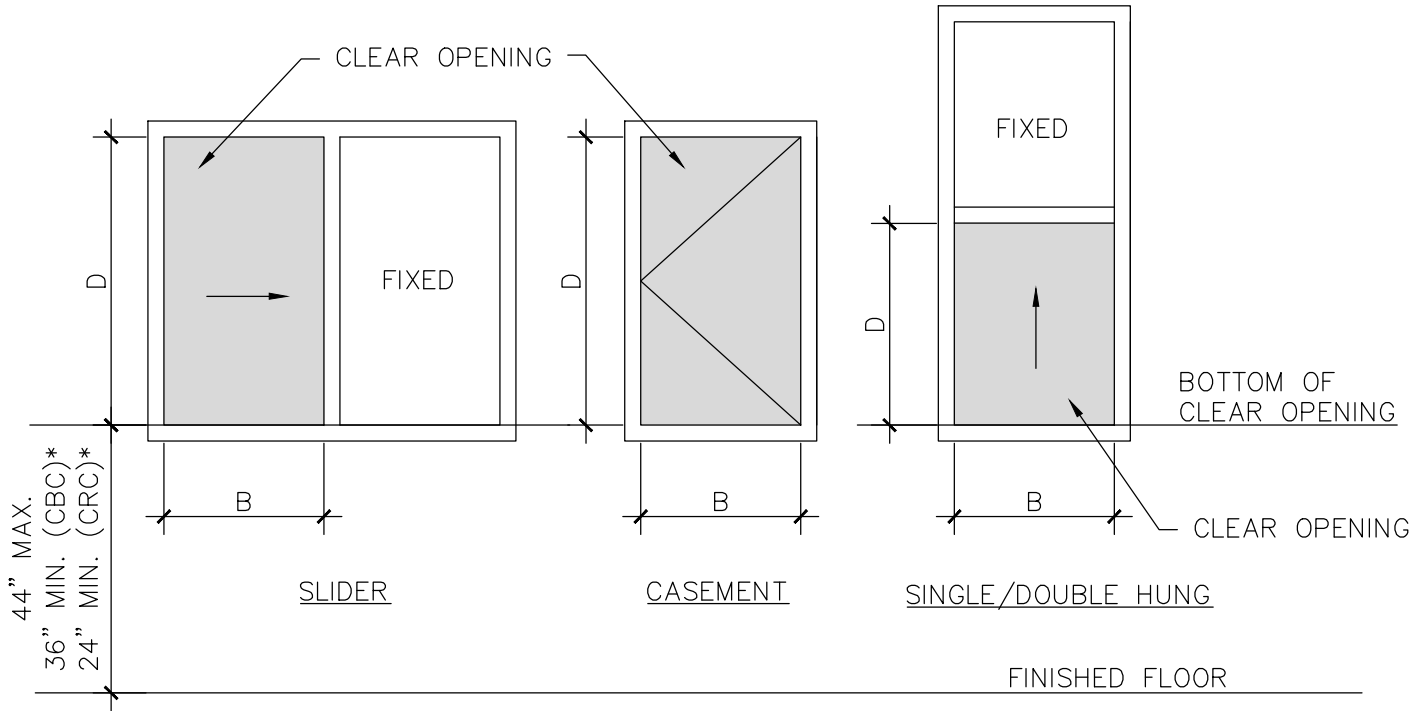
FOR

EMERGENCY ESCAPE AND RESCUE WINDOWS



455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov

MAR 2017



AT GRADE		ABOVE GRADE	
MIN. CLEAR AREA			
5 SQ. FT.		5.7 SQ. FT.	
MIN. CLEAR OPENING DIMENSIONS			
B	D	B	D
20"	36"	20"	41"
21"	34 ³ / ₈ "	21"	39"
22"	32 ³ / ₄ "	22"	37 ³ / ₈ "
23"	31 ³ / ₈ "	23"	35 ³ / ₄ "
24"	30"	24"	34 ¹ / ₄ "
25"	28 ⁷ / ₈ "	25"	32 ⁷ / ₈ "
26"	27 ³ / ₄ "	26"	31 ¹ / ₂ "
27"	26 ³ / ₄ "	27"	30 ¹ / ₂ "
28"	25 ³ / ₄ "	28"	29 ³ / ₈ "
29"	24 ⁷ / ₈ "	29"	28 ³ / ₈ "
30"	24"	30"	27 ³ / ₈ "

2016 CALIFORNIA RESIDENTIAL CODE (CRC) SEC. R310 AND 2016 CALIFORNIA BUILDING CODE (CBC) REQUIRES AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN BASEMENTS AND SLEEPING ROOMS BELOW 4TH FLOOR ABOVE GRADE. SEE TABLE AND FIGURES ON THIS SHEET FOR THE MINIMUM DIMENSIONS AND LOCATION.

THE EMERGENCY ESCAPE AND RESCUE WINDOW, INCLUDING BARS, GRILLES, GRATES OR SIMILAR DEVICES OVER THE WINDOW, SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE FREE OF OBSTRUCTION.

IF BARS, GRILLES, GRATES OR SIMILAR DEVICE ARE INSTALLED OVER THE WINDOW, THEY SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY. IN ADDITION, SMOKE ALARM SHALL BE INSTALLED IN THE BEDROOM AS WELL AS IN THE IMMEDIATE VICINITY OUTSIDE THE BEDROOM.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED WHEN REQUIRED.

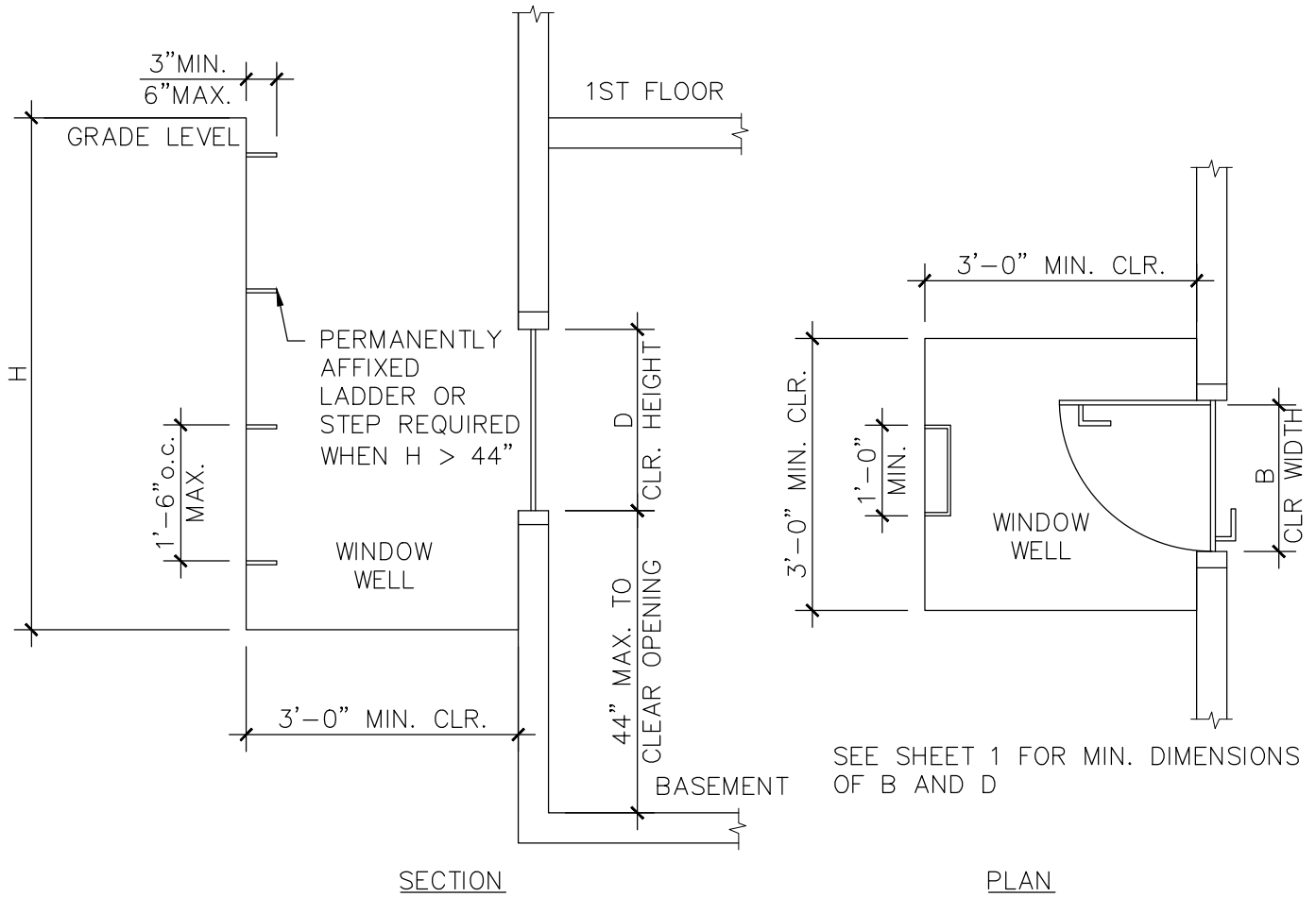
* MIN. WINDOW SILL HEIGHT IS APPLICABLE WHEN THE SILL IS GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE.

REV.	DATE	BY	SCALE: N.T.S.
1	3/9/17	BYC	DATE: JAN 2011
			DESIGNED BY: BYC
			DRAWN BY: BYC
			REVIEW BY: KI/LS/OC/BK

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SHEET
1
 OF 2 SHEETS

WHEN THE FINISHED SILL HEIGHT OF THE EMERGENCY ESCAPE AND RESCUE WINDOW IS BELOW THE ADJACENT GROUND LEVEL, A WINDOW WELL IS REQUIRED. SEE FIGURES BELOW FOR REQUIREMENTS OF THE WINDOW WELL.



SECTION

PLAN

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SHEET
2
 OF 2 SHEETS