



**City of Huntington Beach**  
 Department of Community Development  
**GUIDELINES ON REPLACEMENT, UPGRADE OR REPAIR OF  
 DOORS, EMERGENCY ESCAPE AND RESCUE WINDOWS IN  
 SLEEPING AREAS**

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**What you need to know about replacement or upgrade or repair of doors and windows.**

The following information will help you with Building Code requirements for window and door replacements.

- ⇒ Permits are not required when the new door or window opening installation does not require structural modification, alteration or repair to waterproof membrane and the required emergency egress dimensions is equal to or better than original permitted layout. (Section MC-17.02.050)
- ⇒ The following is needed for window and door installations to restore the exterior moisture barrier.
  - ◆ Complete Building Permit application form.
  - ◆ Zoning approval for location and possible infill ordinance requirements.
  - ◆ Plan Check document(s) must consist of a site plan dimensioned and to scale showing distance to lot lines, street, address, owner name, telephone number of owner or responsible party. Include an elevation view to show location of opening in wall. Counter staff can supply a generic site plan for simple installations. Two copies needed.
- ⇒ All weatherproofing requirements and emergency door or window requirements are subject to field inspection.
- ⇒ Include with the above items the following for window and door installations requiring structural modifications to enlarge the opening: Two sets needed.
  - ◆ Calculations showing how new beam/header sizes are justified and any new members to support increased loads of the new beam. Show recommended details on the plans. Plans and calcs must be wet signed and stamped by engineer or architect.
  - ◆ New or enlarged openings in shear walls must be justified by an engineer or architect to resist wind or seismic resistance. Show recommended details on the plans.
  - ◆ Plan checking must be performed.
- ⇒ 2016 California Residential Code Sec. R310 Emergency Escapes and Rescue Openings.

Doors or windows from rooms used for sleeping purposes must comply as a emergency escape or rescue opening. The following information is provided to help in the location requirements of rescue windows. All three issues must be satisfied.

**REQUIRED DIMENSIONS:**

- ◆ The minimum net clear openable height dimension shall be 24 inches (610 mm).
- ◆ The minimum net clear openable width dimension shall be 20 inches (508 mm).

**REQUIRED AREA:**

- ◆ The minimum net clear openable area of the window is 5.7 square feet (0.53 m<sup>2</sup>).

**REQUIRED SILL HEIGHT:**

- ◆ The finished window sill height must not be over 44 inches (1118 mm) above the floor.

**Existing Homes**

Construction Year	Bedroom Egress Requirement	Net Opening Size	Min. Opening Dimensions	Max. Height from Floor
Prior to 1964	No	12 sqft (Total Window Sizes in the same room)	None	None
1964 – 1980	Yes	5 sqft (Net)	22" (H) X 22" (W)	48" to Sill
1980 – 12/31/07	Yes	5.7 sqft (Net)	24" X 20"	44" to Sill
01/01/08 – Present	Yes	5.7 sqft (Net) 5 sq. ft. (Grade Level Only)	24" X 20"	44" to Clear Opening

Some restrictions and/or modifications might be required when replacing or modifying any bedroom window which does not meet the emergency escape and rescue requirements mentioned above. All replacement windows shall comply with California Energy Code with U = 0.32 and SHGC = 0.25 (max), and shall have safety glazing if located in hazardous locations.