City of SACRAMENTO
Community Development

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Window Replacement Guidelines
Building Division

New Installations:

Current CRC Emergency Egress Requirements

Basements, habitable attics, the room to which a sleeping loft is open, and every sleeping room 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, except where exempted per CRC, R319.1 or R319.5. 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 openings[1]] 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.

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:

- 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 are in compliance with the code in effect at the time the building was originally constructed. See table below:

City of Sacramento Code Adoption & Egress Window Requirements

Date of Original Permit Application	Code in Effect	Section	Maximum Sill Height	Minimum Net Opening	Minimum Height	Minimum Width
Jun 11, 1962 through Apr. 18, 1971	UBC 1961 & 67	3320	48 inches	5.0 sq. ft.	24 inches	24 inches
April 19, 1971 through July 5, 1977	UBC 1970, 73	1404	48 inches	5.0 sq. ft.	22 inches	22 inches
July 6, 1977 through Aug 15, 1983	UBC 1976	1404	44 inches	5.7 sq. ft.	24 inches	20 inches
Aug 16, 1983 through Dec 27, 1995	UBC 1982, 85, 88 & 91	1204	44 inches	5.7 sq. ft.	24 inches	20 inches
Dec 28, 1995 through Dec 31, 2007	1994 UBC/ 1995 CBC, 98 CBC	310.4	44 inches	5.7 sq. ft.	24 inches	20 inches
Jan 1, 2008 through Dec 31, 2010	2007 CBC	1026	44 inches (bottom of clear opening)	5.7 sq. ft. (5.0 sq. ft. at ground floor)	24 inches	20 inches
Jan 1, 2011 through Dec 31, 2013 Group R-3	2010 CBC 2010 CRC	1029 R310	44 inches (bottom of clear opening)	5.7 sq. ft. (5.0 sq. ft. at ground floor)	24 inches	20 inches
Jan 1, 2014 through Dec 31, 2016 Group R-3	2013 CBC 2013 CRC	1029 R310	44 inches (bottom of clear opening)	5.7 sq. ft. (5.0 sq. ft. at ground floor)	24 inches	20 inches
Jan 1, 2017 through Dec 31, 2028 Group R-3	2016/2022/2025 CBC 2016/2022/2025 CRC	1031 R319	44 inches (bottom of clear opening)	5.7 sq. ft. (5.0 sq. ft. at ground floor)	24 inches	20 inches

[1]Grade floor opening: a window or other opening located such that the sill height of the opening is not more than 44" above or below the finished ground level adjacent to the opening