



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#88
3404
Article 1
10-11-11
Page 1 of 2**

EMERGENCY ESCAPE AND RESCUE WINDOWS – EXISTING BUILDINGS

ISSUE:

When replacing and/or relocating any windows, Section 3404 states that any proposed alterations to existing buildings or structures shall comply with the requirements of the Building Code for new construction. As a result, such proposed work in Group R occupancies must comply with the provisions of Section 1029 for emergency escape and rescue openings.

These requirements apply to new dwelling units and/or additions containing sleeping rooms, but their application to do more minor work, such as replacing existing window assemblies or closing and/or relocating existing windows during remodeling have created some questions.

POLICY:

In order to prevent the loss of life in the event of a fire and to be consistent and uniform with surrounding cities, we will immediately adopt the following policy for replacements and/or relocation of existing windows that do not comply with the requirements of Section 1029. Regardless of when the original construction permit was issued, replacing (window change-out) and/or relocating existing emergency escape and rescue windows shall comply with Section 1029.

At least one window from “basements and sleeping rooms below the fourth story above grade plane shall have exterior emergency escape and rescue opening” complying with the minimum size, minimum dimensions, maximum height from floor, and operational constraints provisions. All other windows may be replaced and/or relocated with the same size or larger. When replacing and/or relocating any windows, such windows shall demonstrate compliance with lighting (Section 1205) and ventilation (Section 1203.4) and structural (Sections 3404.3 and 3404.4) requirements per the Building Code and alteration requirements per the California Energy Code.

In addition, when any proposed construction work involves an area within or adjacent to a required emergency escape and rescue window, either resulting in removal, relocation, or replacement of such window, the work shall demonstrate compliance with Section 1029. However, Section 3407 states that the installation or replacement of glass only (framing to remain the same) will require compliance with safety glazing provisions of Section 2406 only.

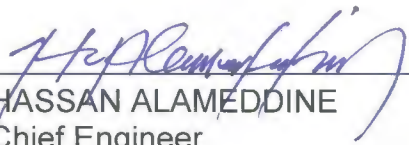
Supersedes BCM 310.4 Article 2 dated 06-02-97

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