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TOWN OF LOOMIS

BUILDING DEPARTMENT

Window Replacement Guidelines

New Installations:

Current CRC Emergency Egress Requirements

Basements, habitable attics and sleeping rooms shall have at least one exterior emergency escape and rescue opening. 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 openings¹] with minimum net clear dimensions of 24" opening height and 20" opening width, and 3) have a bottom of window opening not more than 44" above 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:

| Town of Loomis 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, 2016 | 2010 & 2013 CBC | 1029 | 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, 2016 | 2010 & 2013 CRC | R310 | 44 inches (bottom of clear opening) | 5.7 sq. ft. (5.0 sq. ft. at ground floor) | 24 inches | 20 inches |

¹Grade 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