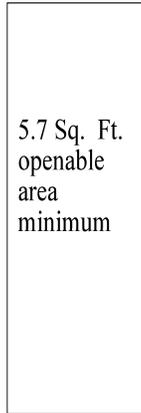


**EMERGENCY EGRESS WINDOW  
REQUIREMENTS**

Minimum Width to Height requirements for  
Emergency Escape and Rescue Windows per  
CBC 310.4 - All Measurements are in Inches

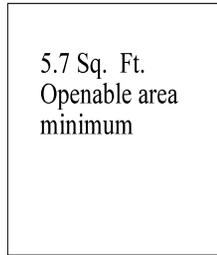
Width	Height	Width	Height
20	41	29	28.3
20.5	40	29.5	27.8
21	39.1	30	27.4
21.5	38.2	30.5	26.9
22	37.3	31	26.5
22.5	36.5	31.5	26.1
23	35.7	32	25.7
23.5	34.9	32.5	25.3
24	34.2	33	24.9
24.5	33.5	33.5	24.5
25	32.8	34	24.1
25.5	32.2	34.5	24
26	31.6		
26.5	31		
27	30.4		
27.5	29.8		
28	29.3		
28.5	28.8		



41" clear

Minimum size  
window for  
20" clear height

20" clear



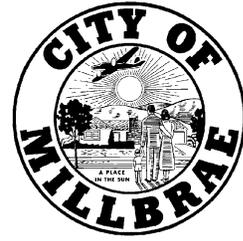
24" Clear

Minimum  
size window  
for 24"  
opening

34 1/8" Clear

**Maximum 44" from  
floor to open portion  
of the window**

6/29/06, 1/8/08



**Residential Window and  
Sliding Glass Door  
Replacement Guidelines,  
Permit Requirements &  
Airport Noise Requirements**

City of Millbrae

Community Development  
Department

Building Division

621 Magnolia Ave.  
Millbrae, California, 94030

650-259-2330  
Fax 650-697-2657

[www.ci.millbrae.ca.us](http://www.ci.millbrae.ca.us)

# Window Replacement Guidelines & Permits

There are certain minimum standards which govern the size and operable area of replacement windows in a residence. Replacement windows will be required to meet the requirements detailed below. Please note that a building permit is required for any window alterations, replacement, enlargement, or reductions work. This includes slip in windows.

## Minimum Egress Requirements:

In every sleeping room and basement, within a dwelling unit, there must be at least one operable window or door approved for emergency escape or rescue. The emergency window or door must be operable from the inside without the use of tools.

Escape windows must have a minimum clear opening of 5.7 square feet and have a minimum clear operable width of 20" and a minimum clear operable height of 24". The maximum sill height is 44" from floor to window opening.

## Security Bars

If security Bars are to be installed, they must be (a) equipped with an approved release mechanisms, operable from the inside without the use of a key or special knowledge or effort; and (b) the building must be equipped with smoke detectors.

## Light & Ventilation Requirements

Every room is required to meet minimum light & ventilation requirements. Each room is required to have 8% light and 4% ventilation of the floor

area of a room. Two room may count as 1 if the wall between them is 50% open and unobstructed. New or replacement windows shall not reduce the required light or ventilation. French doors and standard doors do not count for ventilation.

## Information needed for permit

A list of the room use, size of the window, type of window, egress compliance, framing details if window size changes.

## Glazing Requirements

All new or replacement windows must be dual glazed.

## Noise Insulation Requirements

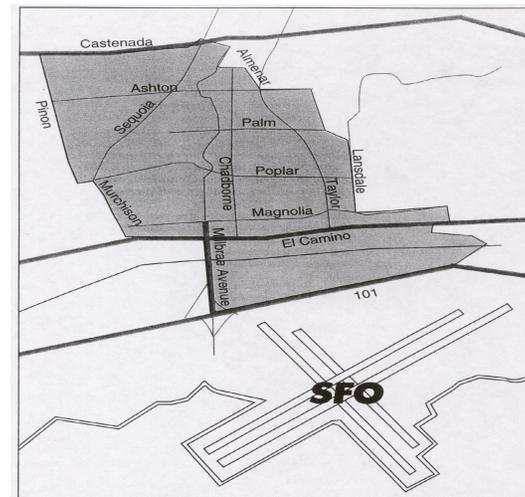
A Sound Transmission Class (STC) rating is required within the Airport Noise Insulation Program (ANIP) area. The STC rating for all areas in the noise insulation area is minimum STC35.

Properties in the Airport Noise Reduction Boundary Area constructed after 1983 or renovated at 25% of the market value must be fully insulated to FAA noise insulation standards.

Additions must meet the ANIP standards for the addition only. New or replacement windows or glass doors in the ANIP area must meet STC-35 rating.

The following list of homes, duplexes, triplexes, multi family and commercial with sleeping rooms which are included in the ANIP program area.

### Airport Noise Reduction Boundary Area



Almenar All # Ashton All # So. Ashton All  
Aviador All # Barclay All # Beverly All #  
Broadway 10-450 So. Broadway All #  
Bay All # Castenada 200-370 even only  
California 199 Cedar All # Center All #  
Chadbourne All # Corte Ana All #  
Corte Comoda All # Corte Balboa All #  
Cuardo All # El Camino Real 5-381  
So. El Camino All # Elder Ave All #  
El Paseo All # Hawthorne All # Hazel All #  
Hemlock All # Hermosa All # Hillcrest 10-881  
E. Hillcrest All # La Cruz All # Lansdale All #  
Laurel 3-461 Lerida All # Lewis All #  
Madrone All # Magnolia 10-490  
So. Magnolia All # Marcella All # Mateo All #  
So. Millbrae All # Millbrae 51-1111  
Monterey All # Murchison 300-951  
Nadina All # Palm 10-362 Pine All #  
Pinon All # Poplar 10-431 Roblar All #  
San Jose All # San Pablo All #  
Santa Paula All # San Rey All # Sequoia All  
Serra All # Silva All # Spruce All #  
Taylor All # Victoria All # Willow All #