



CITY OF LAKEWOOD
Building & Safety Division
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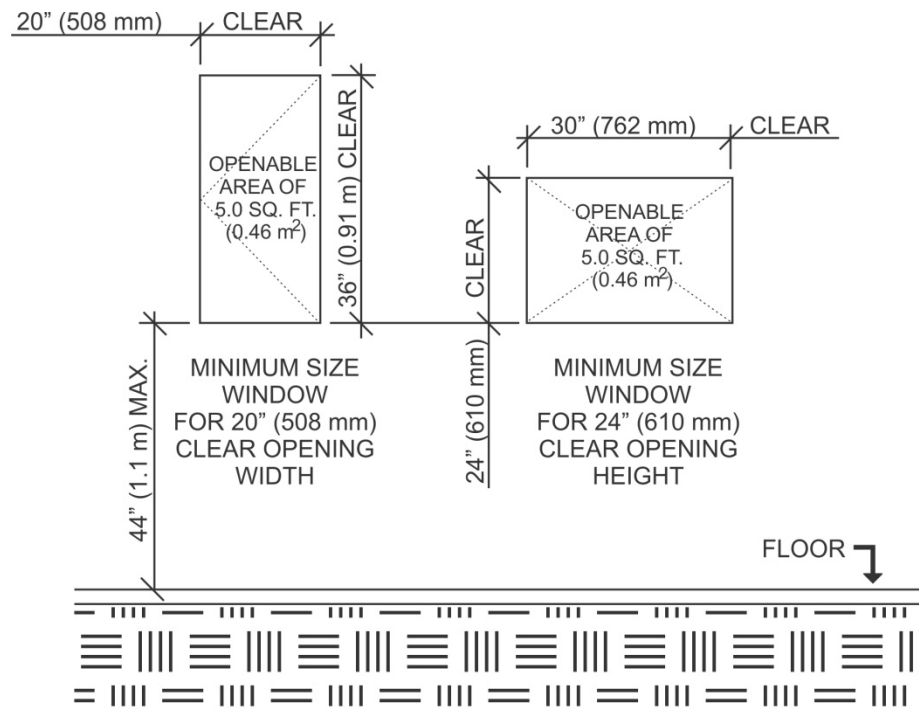
**EMERGENCY ESCAPE REQUIREMENT FOR SLEEPING ROOMS
 IN GROUP R-1 AND R-3 OCCUPANCIES**

NEW CONSTRUCTION

- Every sleeping room below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue.
- EMERGENCY ESCAPES:** In every *bedroom* and *basement*, provide one operable escape window or door meeting all the following: an operable area of not less than **5.7 sq. ft.** (1st floor egress windows can be 5.0 sq. ft.) The minimum clear height shall be 24 inches and the minimum clear width shall be 20 inches. The bottom of the clear opening cannot be greater than 44 inches above the floor. **Note:** a 24" x 20" window will not meet the minimum size requirements of 5.0 sq.ft. (24" x 20" = 3.33 sq. ft.). Bars, grilles, grates or similar devices shall have approved release mechanisms operable from the inside.

Note: Exterior glazed openings of habitable rooms must be 8% for light, half of which must be operable for ventilation.

See Section R310 of the 2014 Los Angeles County Residential Code (Title 30) for exceptions.



**MINIMUM SIZED RESCUE OR EGRESS
 WINDOWS FROM SLEEPING ROOM**

- Emergency escape openings shall be operable from the inside without the use of separate

tools. Sliding glass doors may have key locking hardware if the bedroom is protected by smoke detectors.

WINDOW CHANGE OUT IN EXISTING CONSTRUCTION

1. 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 R310 of 2014 Los Angeles County Residential Code (Title 30). At least one window shall comply with the minimum size, minimum dimensions, maximum height from floor and operational constraints. All other windows may be replaced and/or relocated with the same size or larger.

FOR COMPLETE INFORMATION, REFER TO THE RESIDENTIAL CODE.

LIGHT AND VENTILATION REQUIREMENTS

1. Habitable rooms (living room, kitchen, bedroom, etc.) shall be provided with natural light from exterior openings not less than 8% of the floor area of the room served. Open able area shall be not less than 4% of the floor area. Mechanical ventilation may be provided in lieu of the required operable area.
2. Bathrooms, water closet compartments, and similar rooms shall be provided with ventilation from openable exterior openings with an area not less than 3 square feet, one half of which is openable. The glazed areas are not required where artificial light and mechanical ventilation of 50 CFM (cubic feet per minute) intermittent or 25 CFM continuous ventilation are provided.

TEMPERED GLASS REQUIREMENTS

1. Any window less than 18 inches in height from a walking surface.
2. Any window less than 24 inches from any door.
3. Any window over a bathtub or shower less than 5 feet from the floor of the shower or bathtub.
4. Any window within 40 inches of a locking device.


(2014 County of Los Angeles Building Code)

REPLACEMENT OF WINDOWS

All replacement windows, and added glazed areas up to 75ft², must conform to the 2013 Building Energy Efficiency Standards. The requirements are found in the highlighted column of the chart below. Following the chart, is an example of where to find these numbers on the energy stick that will be attached to the new windows.

Exemption: Replacing a portion of the glazing within a single opening, without altering the frame.

Climate Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maximum Solar Heat Gain Coefficient (SHGC)	NR	0.25	NR	0.25	NR	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Maximum U-factor	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32

 National Fenestration Rating Council® CERTIFIED	<p style="text-align: center;">World's Best Window Co. Millennium 2000+ Vinyl-Clad Wood Frame Double Glazing – Argon Fill – Low E Product Type: Vertical Slider</p>
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P) <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">0.32</div>	Solar Heat Gain Coefficient <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">0.25</div>
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">0.51</div>	Air Leakage (U.S./I-P) <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">0.2</div>
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org	

These numbers must be equal to or less than the numbers in the chart above

Example NFRC Temporary Label

WINDOWS / NEW EXTERIOR DOORS/FRENCH DOORS

Windows being replaced, like for like:

- Need to provide a floor plan.
- Plan check required.
- Issue building permit, collect a plan check and building permit fee with energy and other applicable fees

Windows being changed in size, operation, or location:

- Need to provide a floor plan.
- Plan check required.
- Issue building permit, collect a plan check and building permit fee with energy and other applicable fees.

New exterior doors / French doors

- Provide site / floor plan.
- Planning review: for turning radius and yard encroachment.
- Plan Checker to review.
- Issue a building permit, collect a plan check and permit fee with energy and other applicable fees.