



City of Citrus Heights Building Division

6360 Fountain Square Drive, Citrus Heights, CA 95621

916-727-4760

**Window Replacement Policy**

**New Installations:**

**Current 2019 CRC Emergency Egress Requirements**

Basements, habitable attic 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 5.7sqft [5sqft for grade-floor level openings] with minimum net clear dimensions of 24”opening height and 20” width and 3) have a clear opening height not more than 44” above the floor. 2019 CRC, Section R310.

**Retrofit window installations:**

**2019 CRC, Appendix Chapter J 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 per CRC AJ 401.2.

**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 windows to current requirements, provided the following conditions are met:

<b>City of Citrus Heights Code Adoption and Egress Window Requirements</b>						
<b>Date of Original Permit Application</b>	<b>Code in effect</b>	<b>Section</b>	<b>Maximum Sill Height</b>	<b>Minimum Net Opening</b>	<b>Minimum Height</b>	<b>Minimum Width</b>
Jun 11, 1962 through Apr 18, 1971	UBC 1961 and 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
Jul 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, and 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	2010 CBC	1029	Same	Same	24 inches	20 inches
Jan 1, 2011 through Dec 31, 2013	2010 CRC	R310	Same	Same	24 inches	20 inches
Jan 1, 2014 through Dec 31,2016	2013- CRC	R310	Same	Same	24 inches	20 inches
Jan 1, 2017 through Dec 31, 2019	2016-CRC	R310	Same	Same	24 inches	20 inches

The City of Citrus Heights uses the installation guidelines as specified by the American Architectural Manufactures Association. AAMA 2410-13, Standard practice for the installation of windows with an exterior flush fin over an existing window frame. AAMA 2400-02. Standard practice for installation of windows with amounting flange in stud framed construction. To obtain copies of the AAMA 2400-02, visit the publication Store of the AAMA website at, [www.aamanet.org](http://www.aamanet.org)