



City of
Mountain View

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

500 Castro Street, P.O. Box 7540

Mountain View, CA 94039-7540

650-903-6313 | MountainView.gov

EMERGENCY ESCAPE AND RESCUE OPENINGS GUIDE

FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

A permit is required to install new and for the replacement/remodel of existing egress windows. Permit shall be obtained prior to the start of the work.

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed.

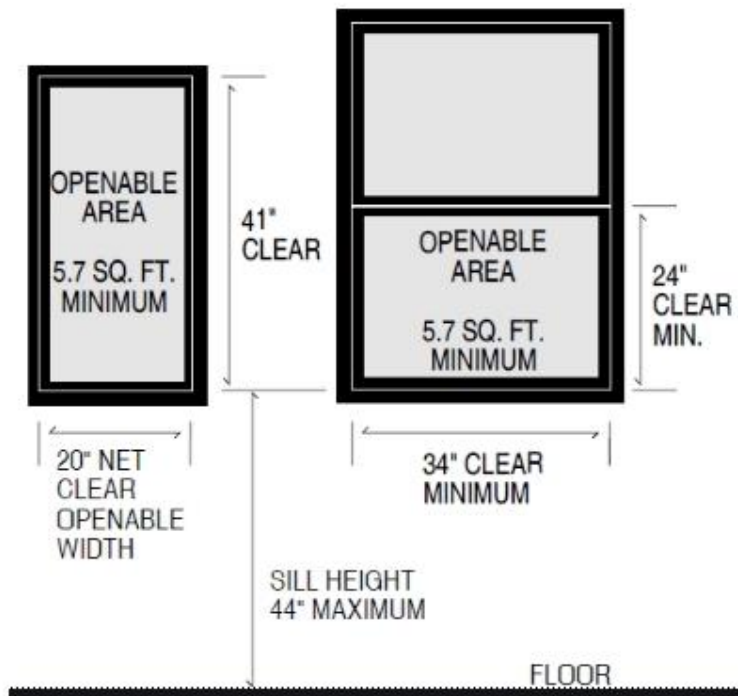
Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA, is required.

The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have questions, please contact the Building Division at (650) 903-6313 or email us at building@mountainview.gov.

BASIC CODE REQUIREMENTS

1. All windows shall be installed in accordance with the manufacturer's requirements, including new flashing (CRC R104.9).
2. Efficiency Standards. When replacing a window, the newly installed windows shall have a maximum U-factor of 0.30 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.23 (CEnerC 150.2(b)).
3. Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way (CRC R310.1).
4. Emergency escape and rescue openings shall be maintained free of any obstructions and shall be operational from the inside of the room without use of keys, tools or special knowledge and shall comply with ASTM (CRC R310.1.1).
5. Emergency escape and rescue opening requirements (CRC R310.2):
 - Minimum openable area of 5.7 square feet.
 - Minimum width opening of 20 inches.
 - Minimum height opening of 24 inches.
 - Maximum height from the finished floor to the bottom of the clear opening of 44 inches.



EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements
- Self-Certification - Smoke & Carbon Detectors