

IMPORTANT REQUIREMENTS FOR EXISTING EGRESS WINDOWS

FLORIDA BUILDING CODE 8th EDITION, RESIDENTIAL SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required.

Every sleeping room shall have at least one operable emergency escape and rescue opening.

Emergency escape and rescue openings shall have a sill height of not more than 44 inches(1118mm) above the floor in accordance with Section R310.2.2.

Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way or into a screen enclosure, where a screen door is provided leading away from the residence.

EXCEPTION (PER FLORIDA BUILDING CODE 8th EDITION, EXISTING SECTION 702.5.)

702.5 Replacement window for Emergency escape and rescue openings:

Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one and two-family dwellings and townhouses regulated by the Florida Building Code, Residential, replacement windows shall be exempt from the requirements of Sections 1030.2 and 1030.3 of the Florida Building Code, Building and Sections R310.2.1, R310.2.2 and R310.2.3 of the Florida Building Code, Residential accordingly, provided the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window. Where the replacement of the window is part of a change of occupancy, it shall comply with section 1012.5.6.

702.5.1 Control Devices.

Window-opening control devices complying with ASTM F2090 shall be permitted for use on windows required to provide emergency escape and rescue openings. After operation to release the control device allowing the window to fully open, the control device shall not reduce the net clear opening area of the window unit. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R310.1.1 Operational constraints and opening control devices.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency and rescue opening.