



October 29, 2007

MEMORANDUM

BULLETIN G-19-07

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division

Subject: Residential Building Code - Emergency Escape and Rescue Openings

We have become aware that some of the residential designers/contractors have not noticed a significant change in the minimum opening size for emergency escape and rescue openings that occurred in the 2004 Florida Building Code (FBC). The 2001 FBC required the opening to be 5.7sf, but had an exception that **ground floor** openings could be 5.0sf. The 2004 FBC has the same required opening sized of 5.7sf, but the exception has changed to read: "Exception: **Grade floor** openings shall have a minimum clear opening of 5.0sf". Grade floor is defined in the code as: "A window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finish ground level adjacent to the opening".

In other words you're not necessarily allowed a 5.0sf emergency egress window on the first floor. It's going to depend on the height of the sill to the finish grade on the outside.

Xc: James Schock