

Emergency Escape and Rescue Openings

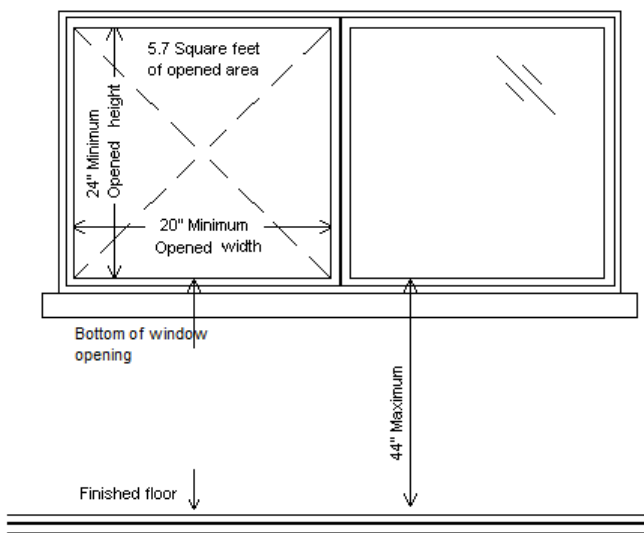
Where creating a new sleeping room or habitable space in a basement or attic, not less than one emergency escape and rescue opening shall be provided. Emergency escape and rescue openings shall open directly into a public way, or to a yard that opens to a public way.

Windows in existing bedrooms may be replaced with new windows ONLY if the replacement window is the same size and type as the existing window so as to not reduce whatever emergency egress opportunity currently exists. For example, if a bedroom has an existing wood-framed, single-hung window, the replacement window must be the same size and single-hung. Most replacement window projects are done to improve energy efficiency so that the frame of the replacement window is vinyl or aluminum thermal break, etc., but the type (i.e. ½-sliding, awning, single-hung, casement) must stay the same as the existing window in order to meet the intent of the code.

Bars, Grills, Covers and Screens

Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size is not diminished, and the bars, grills, covers, or screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal operation of the escape and rescue opening.

EMERGENCY EGRESS WINDOWS: INTERIOR



EMERGENCY EGRESS WINDOW REQUIREMENTS

1. 20" Min. width (when open)
2. 24" Min. height (when open)
3. 5.7 Sq. ft. net clear opening minimum (see exception below)
4. 44" Max vertical height to bottom of window opening.

COMMON WINDOWS USED FOR EGRESS

Sliding:

5'-0" wide x 3'-0" high

4'-0" wide x 4'-0" high

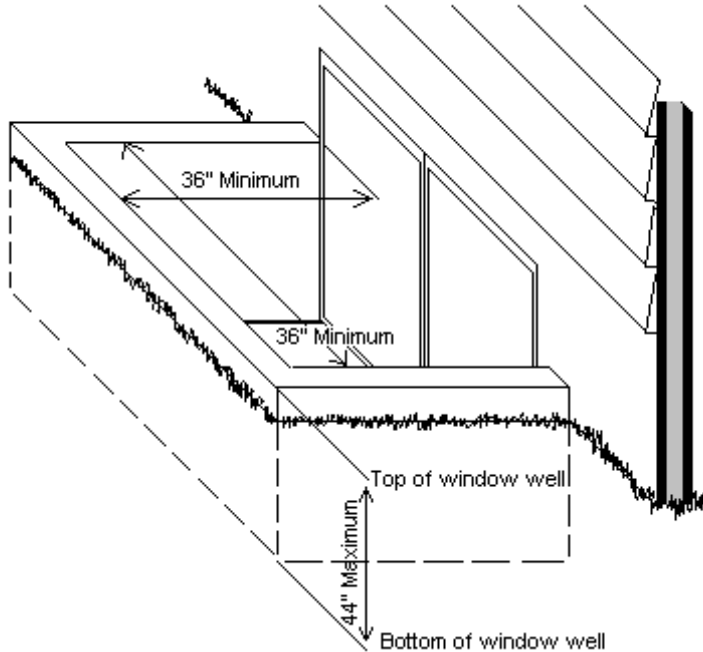
Single hung:

3'-0" wide x 5'-0" high

Casement, awning, and other types of windows may be used where the requirements noted above can be met.

R310.2.1 Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465m²)

EMERGENCY EGRESS WINDOWS: EXTERIOR



BASEMENT WINDOW WELL REQUIREMENTS

Window itself must meet all 4 requirements listed on the front of this sheet. The minimum horizontal area of the window well shall be 9 square feet with a minimum horizontal projection and width of 36 inches.

Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches shall project at least 3 inches and not more than 6 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

The chart below summarizes the minimum window dimensions that may achieve a 5.7 square foot opening.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches)

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4