



Egress Windows

Section 310 of the 2012 International Residential Code

At least one emergency egress or rescue window/opening is required in every sleeping room or basement with habitable space.

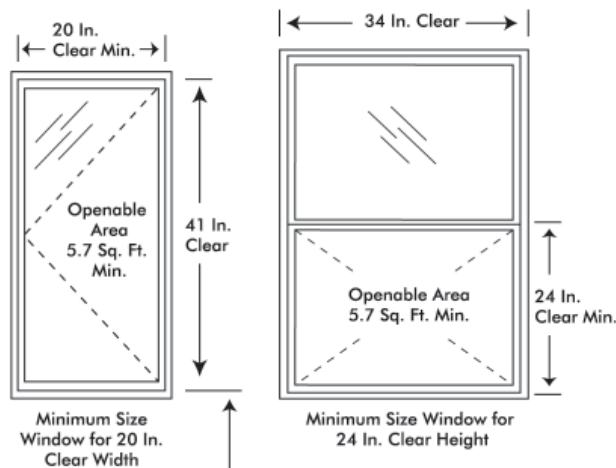
They shall have:

- Finished sill height of not more than 44 inches.
- A net clear opening area of 5 sq. feet on main floor and 5.7 sq. feet for other floors/levels.
- A minimum clear opening width of 20 inches.
- A minimum clear opening height of 24 inches.
- Ladders or steps from window wells greater than 44 inches in depth.
- No bars, grates or grills unless they can be easily opened without special knowledge or tools.

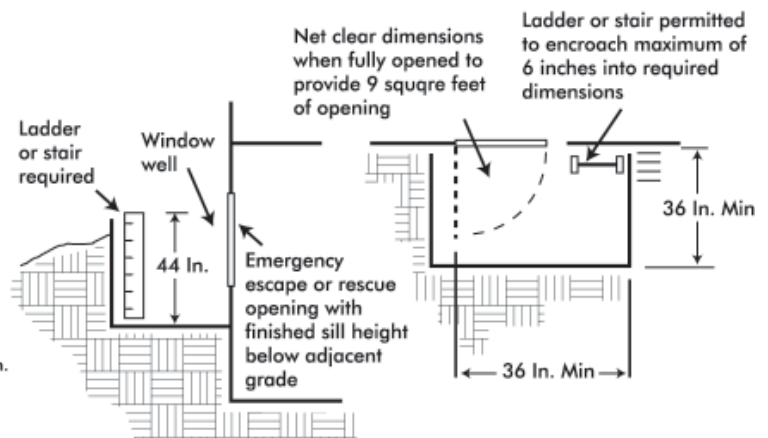
Exception: Basements used **only** to house mechanical equipment and not exceeding total floor area of **200** square feet are not required to have egress windows/openings.

*****Permits are required when adding NEW windows or enlarging or changing opening*****

Emergency Escape and Rescue Window



Window Wells



Window Wells:

Window wells below grade shall have:

- A net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches. Proper drainage is required for all window wells.

Note: Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall have a permanently affixed ladder or steps. Ladders shall have an inside width of at least 12 inches, project at least 3 inches from the wall, and be spaced not more than 18 inches on center vertically for the full height of the window well.