

Egress Escape Windows Information Sheet

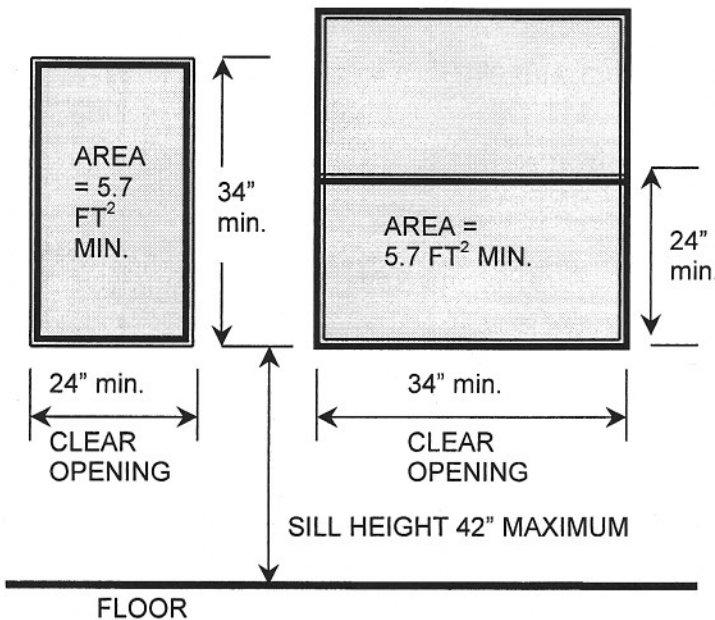
Basement bedroom and sleeping room requirements

All sleeping rooms shall have a minimum of one egress window meeting the following requirements:

- ▶ The openable area shall be a minimum of 5.7 square feet* (820 square inches).
- ▶ Opening height shall be a minimum of 24 inches.
- ▶ Opening width shall be a minimum of 24 inches.
- ▶ Maximum sill height is 42 inches above the floor.

*Exception: Windows that are located at grade shall have a minimum net clear opening of 5.0 square feet.

Minimum escape opening sizes

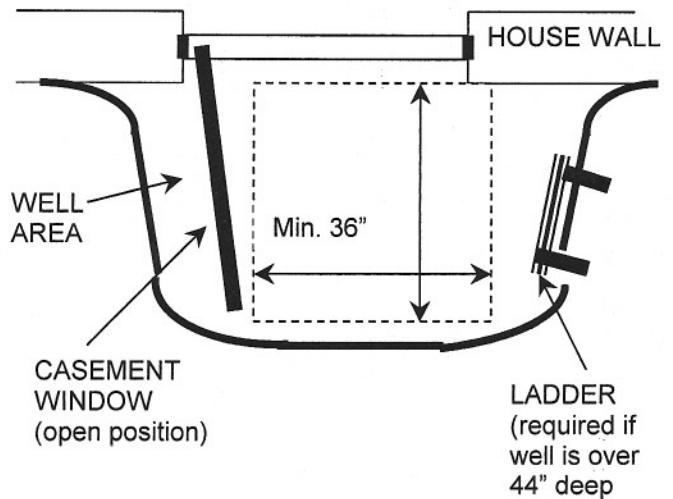


Note! Emergency escape windows shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Window wells for emergency escape & rescue

Window wells shall have a clear space of 9 square feet with minimum dimensions of 36 inches (See diagram).

Window wells with a vertical depth of 44 inches or more shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the 9 square foot dimension by more than 6 inches. Ladders or rungs shall have a minimum inside dimension of 12 inches. They must also project a minimum of 3 inches from the wall and be spaced no more than 18 inches o.c. vertically the full height of the window well.



Plan View (looking down)

TIPS: Centering a well on the window may not give you the required 36" minimum.

3' x 3' wells will NOT provide the required access for casement windows