

EGRESS WINDOWS

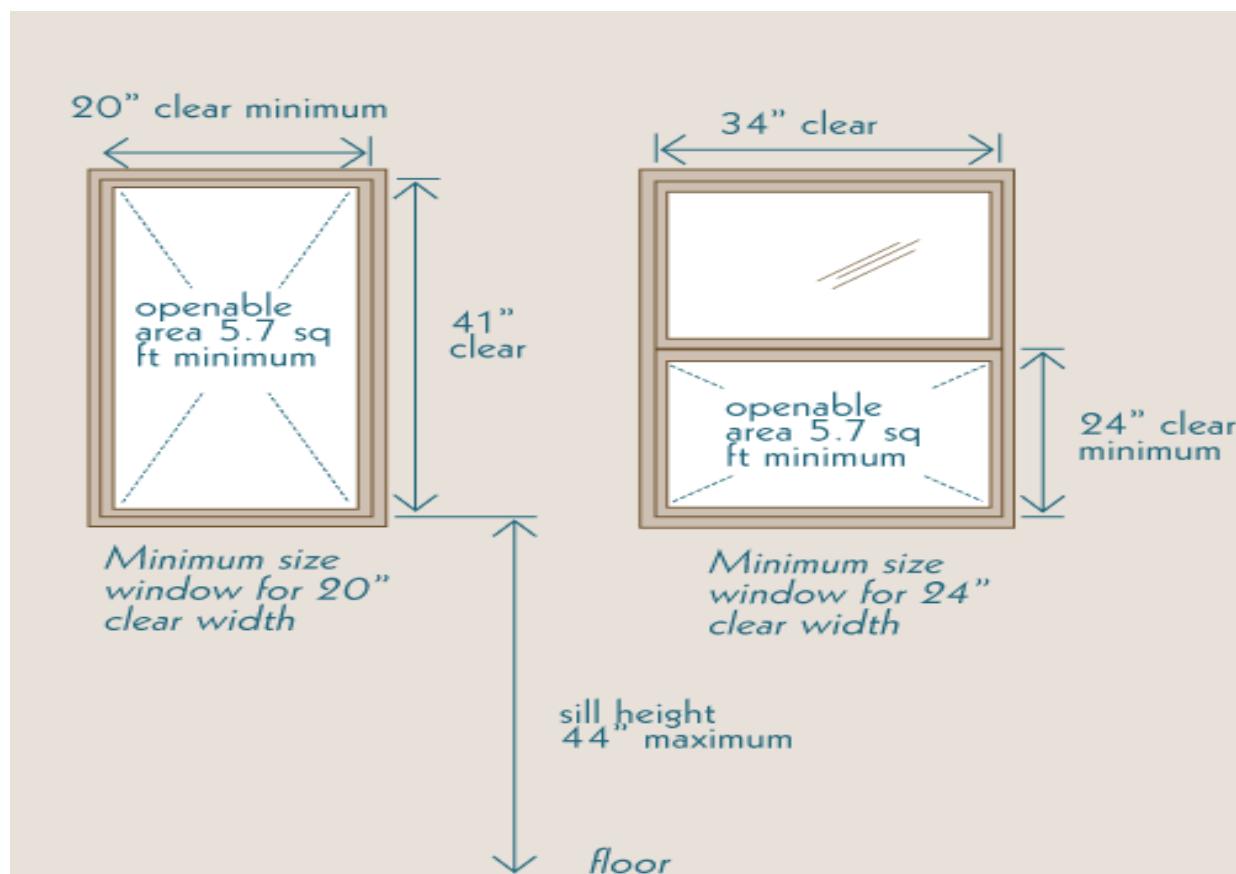
R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m^2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).



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R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m^2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

Minimum access WITH WINDOW FULLY OPEN:
36 inches measured horizontally from the foundation wall to the well and from the window surface to the well. *Note: 3 foot by 3 foot wells will NOT provide the required access for casement windows.*

