Egress Escape Windows Information Sheet

Basement bedroom/ sleeping room requirements
Section R310

All sleeping rooms shall have at least one egress window (see illustration) meeting all these requirements:
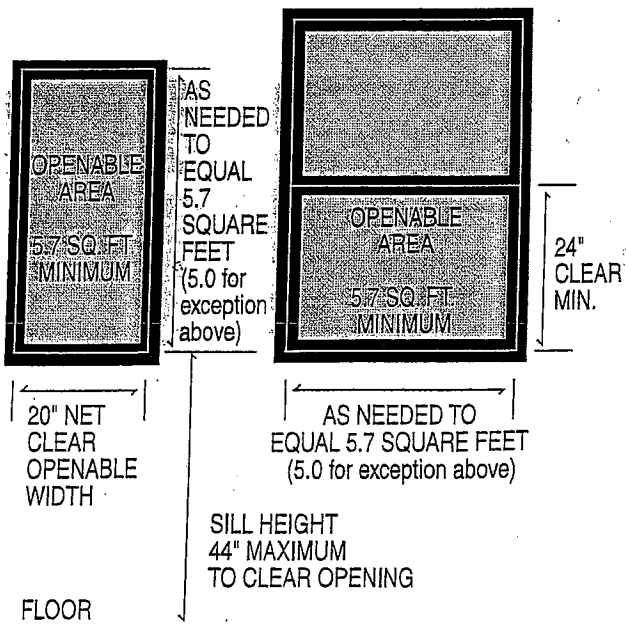
- Sill height not more than 44 inches above floor, measured from finish floor to clear opening.
- Openable area not less than 5.7 square feet* (820 square inches.)
- Opening height not less than 24 inches.
- Opening width not less than 20 inches.
- Emergency escape windows shall be operational from the inside of the room without the use of keys or tools.

* Exception: Grade floor opening shall have a minimum net clear opening of 5.0 square feet.

Grade floor opening

A window or other opening located such that the sill height of the opening is not more than 44 inches (1118 mm) above or below the finished ground level adjacent the opening.

Minimum size for rescue/escape windows from sleeping rooms

OPENABLE AREA
5.7 SQ. FT MINIMUM

AS NEEDED TO EQUAL 5.7 SQUARE FEET (5.0 for exception above)

OPENABLE AREA
5.7 SQ. FT MINIMUM

24" CLEAR MIN.

20" NET CLEAR OPENABLE WIDTH

AS NEEDED TO EQUAL 5.7 SQUARE FEET (5.0 for exception above)

SILL HEIGHT 44" MAXIMUM TO CLEAR OPENING

FLOOR

Emergency escapes- window wells below grade
Section R310.2

The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet with minimum dimensions of 36 inches.

Window wells with a vertical depth of more than 44 inches 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 required dimensions of the window well by more than six inches. Ladders or rungs shall have an inside dimension of at least 12 inches. They must project at least 3 inches from the wall and be spaced not more than 18 inches o.c. vertically for the full height of the window well.

* A minimum height clearance of 36 inches shall be maintained above the exterior grade. (Example: a deck above the escape window.)

Minimum access

36 inches measured horizontally from the foundation wall to the well and 36 inches measured horizontally from well wall to well wall.

HOUSE WALL

WELL AREA

CASEMENT WINDOW

36" min

36" min

LADDER (Required if well is over 44" deep.)

PLAN or TOP VIEW