

EMERGENCY ESCAPE OR RESCUE WINDOWS (EGRESS)

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue which opens directly into a public street, public alley, yard or exit court. The units shall be operable from the inside to provide a full, clear opening without the use of separate tools.

All escape or rescue windows from sleeping rooms shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue they shall have a finished sill height of not more than 44 inches above the floor. See drawing on 2nd page.

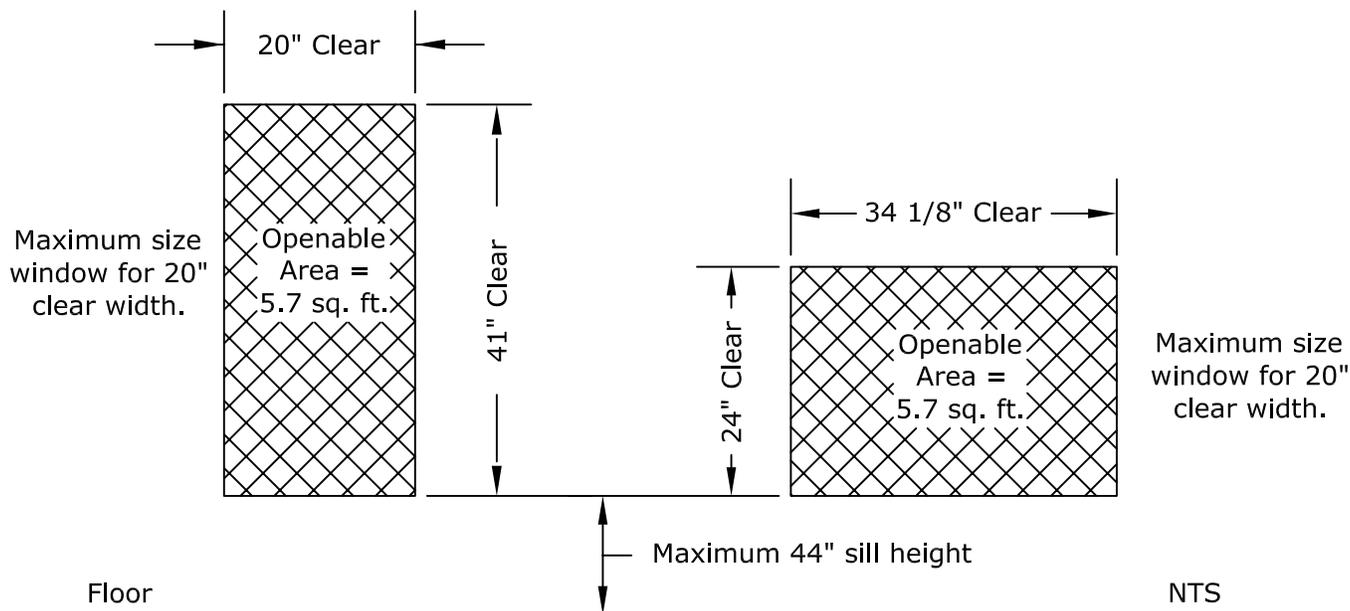
Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. 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 a minimum dimension of 36 inches.
2. 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 wells by more than 6 inches.

Bars, grilles, grates or similar devices may be installed on an emergency escape or on rescue windows, doors, or window wells, provided:

The devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort.

Emergency Escape and Rescue Openings IRC R310



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of the fire, the *International Residential Code®* (IRC) requires that:

- basements with habitable spaces and
- every sleeping room below the fourth story

shall have at least one operable window or exterior door opening approved for emergency escape and rescue. IRC Section R310.1.4 requires rescue openings to be operational from the inside of the room without the use of keys of tools, and Section R303.5 requires that glazed openings open directly onto a street or public alley, or a yard or court located on the same lot as the building.

- The net clear openable area shall be no less than 5.7 square feet (see exception for grade floor openings and window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches. (Note: using both minimum figures will not obtain the required 5.7 sq. ft.)
- The finished sill height shall not be more than 44 inches above the floor.

The chart below summarizes the minimum window dimensions that will achieve a 5.7 sq. ft. opening.

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

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

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