

IRC Code Handout

Emergency Escape & Rescue Openings

PDS

Department Application

#438

Emergency Escape & Rescue Openings

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.

1. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

2. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

2a. Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet. All other minimum dimensions still apply.

3. The minimum net clear opening height shall be 24 inches.

4. The minimum net clear opening width shall be 20 inches.

5. The sill height of the opening shall not be more than 44 inches. Measured from the finished floor to the bottom of the clear opening.

Window Replacement Policy

When windows are replaced in an area where emergency escape and rescue openings are required by the IRC; and the rough opening is large enough to allow for a window with the proper opening size, even if the window operation is different, that properly sized window must be installed.

Window Wells

Emergency escape and rescue openings with a finished sill height below grade shall be provided with a window well meeting the following requirements.

1. The window well serving the emergency escape and rescue openings shall have a net clear area of 9 square feet and allow the window to be fully opened.

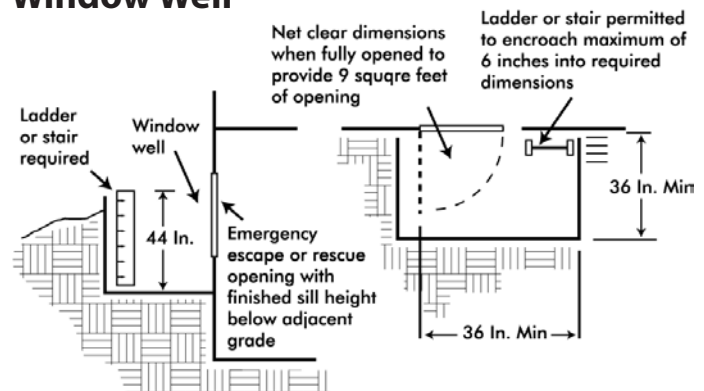
2. No horizontal dimension less than 36 inches.

3. If the window well vertical depth is greater than 44 inches it shall be equipped with a permanently affixed ladder or steps usable while the window is in a fully opened position.

3a. Ladder or steps minimum width shall be 12 inches, project at least 3 inches from the wall and spaced not more than 18 inches on center.

3b. Ladder or steps cannot project more than 6 inches into the required window well dimensions

Window Well



Emergency Escape and Rescue Window

