

Egress Windows

Emergency Escape and Rescue Openings

IRC Section R310

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.

- Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.
- All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.630 m²).
- The minimum net clear opening height shall be 24 inches (610 mm).
- The minimum net clear opening width shall be 20 inches (508 mm).
- Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet. Same dimensions apply.
 - 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 to the opening.

Window Replacement Policy

When windows are replaced in an area where egress or rescue openings are required by the IRC; and the rough opening is large enough to allow for a window with the proper opening size per IRC R310. Even if the window operation is different, that properly sized window must be installed.

Emergency Escape & Rescue Window

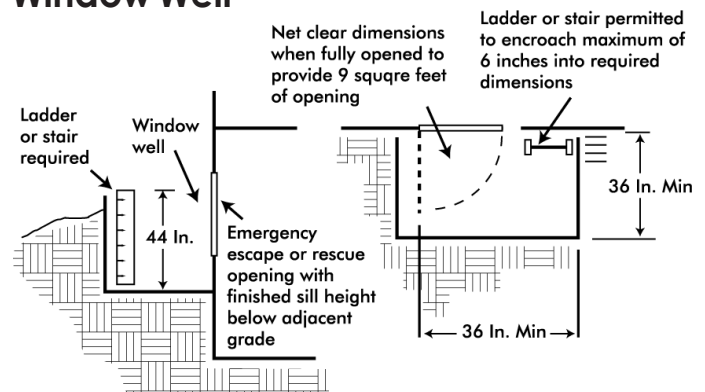
Window wells below grade shall have:

- A net clear area of 9 square feet.
- No dimensions less than 36".

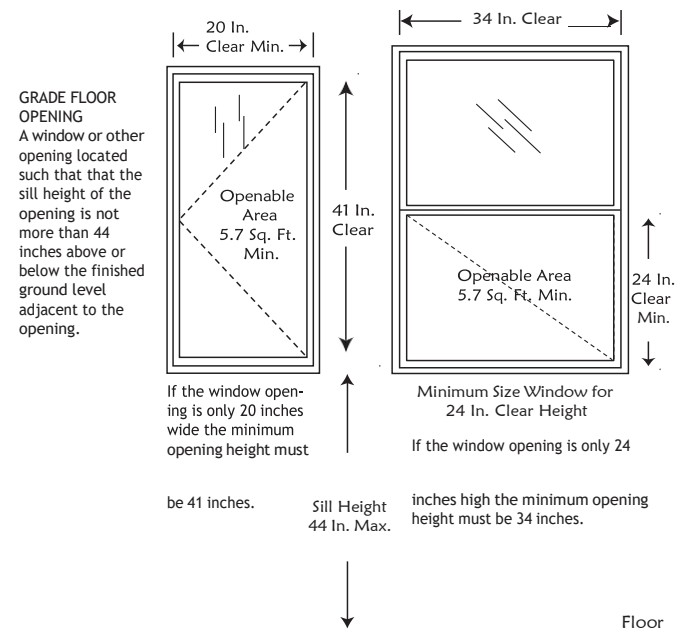
Window Wells

Note: Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall have a permanently affixed ladder or steps. Ladders shall have an inside width of at least 12 inches, project at least 3 inches from the wall, and steps that are spaced not more than 18 inches on center vertically for the full height of the window well.

Window Well



Emergency Escape and Rescue Window



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