

EGRESS WINDOWS

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, but shall not be required in adjoining areas of the basement.

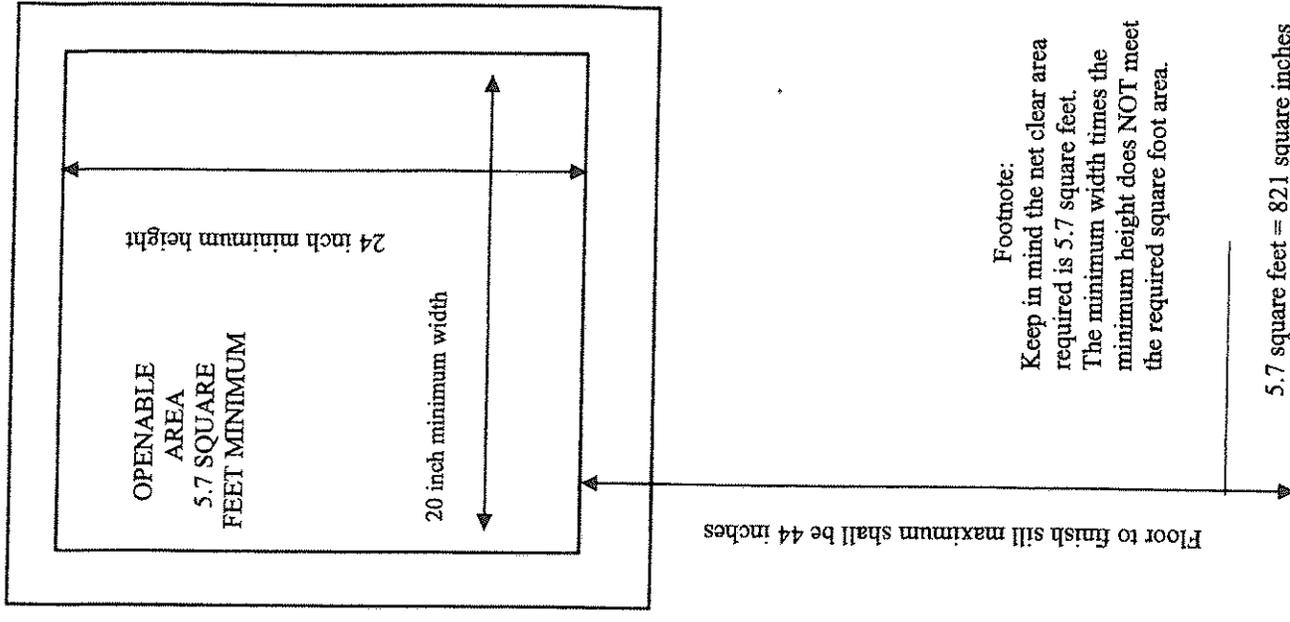
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Escape or rescue windows have four dimension requirements that must be met:

1. Egress windows shall have a minimum net clear opening area of 5.7 square feet.
2. The minimum net clear opening height dimension shall be 24 inches.
3. The net clear opening width dimension shall be 20 inches.
4. The finished sill height shall not be more than 44 inches from the floor.

Footnote:

Keep in mind these dimensions are related to net clear opening. It is not glass size. It is not rough opening size. It is the clear area available to exit through when the window is open. As this is a life safety provision, these minimum dimension requirements are enforced to the letter of code without allowances.



Window Wells

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well.

Window wells at escape and rescue windows shall comply with the following:

1. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
2. Window wells with a vertical depth of more than 44 inches shall be equipped with a permanently affixed ladder or steps that are usable with the window in the fully opened position.
The ladder or rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall. The rungs shall be spaced not more than 18 inches on center vertically for the full height of the window wells.

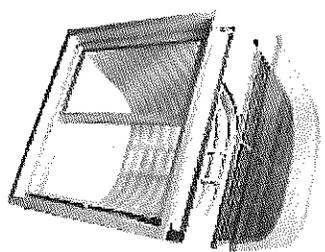
Emergency escape windows are allowed to be installed under decks or porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

Basement Finishing

When a full bath is installed in the basement or if a basement is finished off an egress window or walkout door is required. Each sleeping room in the basement requires an egress window. If there is not a sleeping room in the basement the location of the egress opening is not critical.

Replacement Windows

In those applications where an egress window would be required, a replacement window may be installed that does not reduce the net clear opening of the existing window. In those applications where an egress window would be required and structural work is being done to this window opening, a window that meets egress requirements shall be required.



This brochure is intended to explain some of the requirements for egress windows. If you have further questions, please call the Building & Zoning Department.

319-352-0332

7:00 A.M.—4:30 P.M.

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