

EMERGENCY ESCAPE AND EGRESS OPENINGS

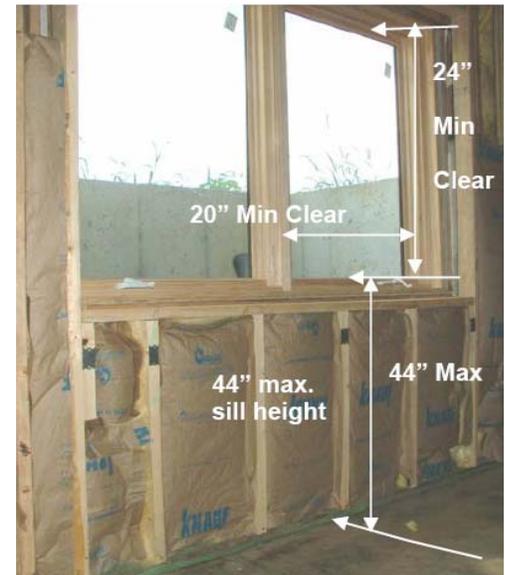
Basements and all sleeping rooms are required by code to have at least one emergency escape opening with a net clear area of 5.7 sq. ft. A separate egress opening for the adjoining area of the basement is not required if there is an egress opening in a basement bedroom. The minimum net clear opening may be reduced to 5 square feet if your emergency egress opening is a window with the sill not more than 44 inches below the finished grade level adjacent to the window. Ground level openings may be 5.0 sq. ft., all other openings below or above grade shall be 5.7 sq. ft. Emergency escape windows are allowed to be installed under decks, provided the location of the deck allows the window to be fully opened, and provides a path not less than 36 inches in height to a yard area.

Note: Check with the Building Inspections Department on the application and interpretation of this section. The emergency escape and egress opening may be a door or window. The opening must open directly to the exterior. Your local window supplier will be able to verify if the window you selected meet the egress requirements.

Emergency escape window wells shall provide a minimum area in front of the window of 9 square feet, with a minimum dimension of 3 feet. Window wells must allow emergency escape windows to fully open. Wells more than 44 inches deep shall be provided with a permanently affixed ladder, usable with the window in the fully open position. The ladder may encroach a maximum of 6 inches into the required dimensions of the window well. Ladders shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall, and ladder rungs shall be spaced not more than 18 inches on center vertically for the full height of the window well. If a cover is provided over the well it shall be operational from the egress side and provide the same clear areas as require for the window.



Emergency escape windows shall be operational from the inside of the room without the use of keys, tools, or special knowledge. The opening shall have a minimum height of 24 inches and minimum width of 20 inches with the bottom of the operational portion being not more than 44 inches above the floor. Where **casement windows** are used, the clear opening width shall be measured with the window in the open position. Where **double hung windows** are used, the required clear operational area shall be provided without using a removable or tilt out sash.



Note: Where windows are adjacent to engineered swales that require minimum low opening elevations, (Flood Plain Areas) a continuous concrete window well, extending from the footing level to required minimum elevation, is required. Check with the Building Inspections Department for details.