

EMERGENCY EGRESS WINDOWS

2015 IRC SECTION 310.0

EMERGENCY ESCAPE AND RESCUE OPENINGS



R310.1 Emergency escape and rescue required: *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. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches measured from the finished floor to the top of the window sill.

R310.2.1 Minimum opening area: All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: *Grade* floor openings shall have a minimum net clear opening of 5 square feet.

Minimum opening height: The minimum net clear opening height shall be 24 inches.

Minimum opening width: The minimum net clear opening width shall be 20 inches.

R310.2.2 Window Sill Height: Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3

R310.2.3 Window wells: 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.

Exception: The ladder of steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

R310.2.3.1 Ladder and steps: Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and 311.8. Ladders or rungs shall have inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

