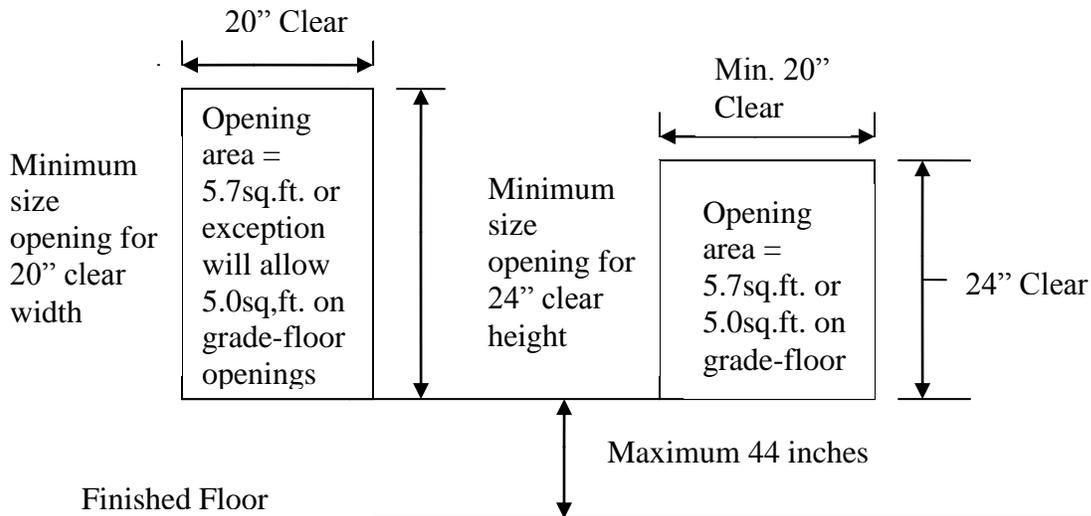




Emergency Escape and Rescue Windows



Drawing not to scale

- Because so many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire, Sections 1029 of the 2012 International Building Code and R310 of the 2012 International Residential Code require that:
- Basements of dwelling units and every bedroom below the fourth story shall have at least one operable window or door approved for emergency escape and rescue. This exit shall open directly into a public street, public alley, yard or exit court. The units shall be operable to provide a full clear opening without the use of keys or separate tools.
- The net clear opening area shall be no less than 5.7 square feet. There is an exception that will allow grade floor openings to have a minimum net clear opening of 5.0 square feet. In addition to the above requirement, the net clear opening height dimension shall be minimum 24 inches. The net clear opening width shall be 20 inches. Note that using both minimum figures will not obtain the required area.
- The finished sill height shall be not more than 44 inches above the finished floor.
- 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. 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.