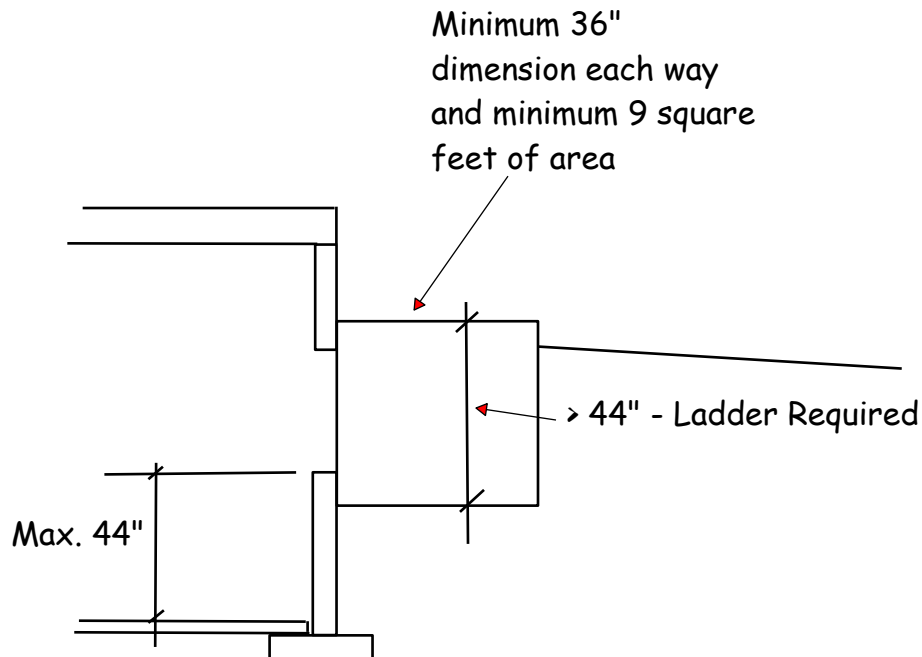


Basement Emergency Windows

Where the sill height of Emergency Escape and Rescue Openings are below grade, they shall be provided with a window well and shall conform the following provisions:

1. A window well with a horizontal area of not less than 9 square feet shall be provided at the exterior side of the window.
2. The horizontal projection and width of the well shall be not less than 36 inches.
3. The area of the window well shall allow the opening to be fully opened.
4. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps in accordance with the following:
 - a. Ladders shall be usable with the window in the fully open position;
 - b. Ladders or rungs shall have an inside width of not less than 12 inches;
 - c. Shall project not less than 3 inches from the wall; and,
 - d. Rungs shall be spaced not more than 18 inches on center vertically for the full height of the window well

R310.2.3.2 Drainage. window wells shall be designed for proper drainage by connecting to the building's foundation drainage system or by an approved alternate method.



Window Well Detail