

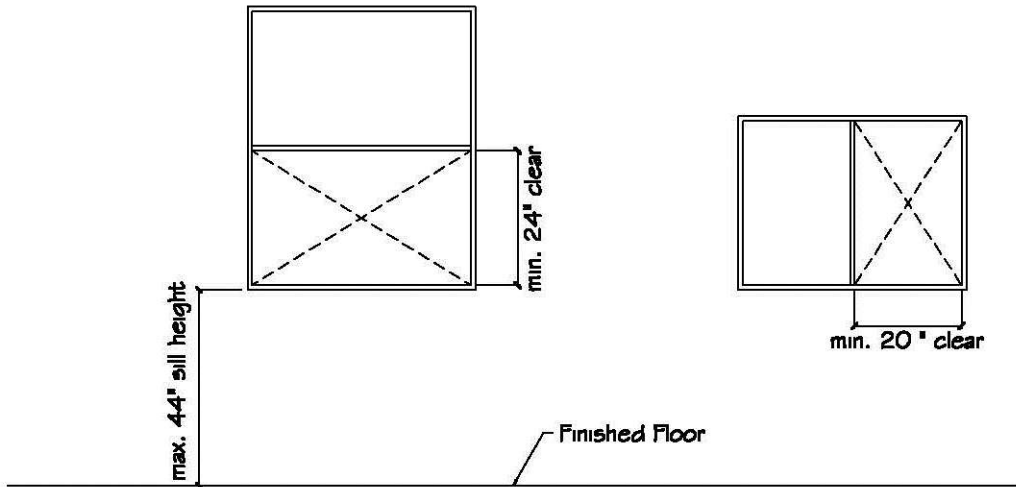


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Handout - Bedroom Emergency Egress Openings

Informational Handout



Note: Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such openings shall open directly into a public street, public alley, yard or court. 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. See R310.1.

1. Sill height of not more than 44" above the floor. See R310.1.
2. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. ("net clear opening" is the measurement taken from the inside of window frame to opposite window frame once window is open.) See R310.1.
3. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. See R310.1.1.
4. Minimum height of window opening 24". See R310.1.2.
5. Minimum width of window opening 20". See R310.1.3.
6. Emergency escape at rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge. See R310.1.4.

Minimum Width / Height Requirements for Emergency Escape Windows (Egress)

(Example: A window that is 20" wide, must be min. 41" in height.)

Width	20"	20.5"	21"	21.5"	22"	22.5"	23"	23.5"	24"	24.5"	25"	25.5"	26"	26.5"	27"
Height	41"	40"	39.1"	38.2"	37.3"	36.4"	35.7"	34.9"	34.2"	33.5"	32.8"	32.2"	31.6"	31"	30.4"

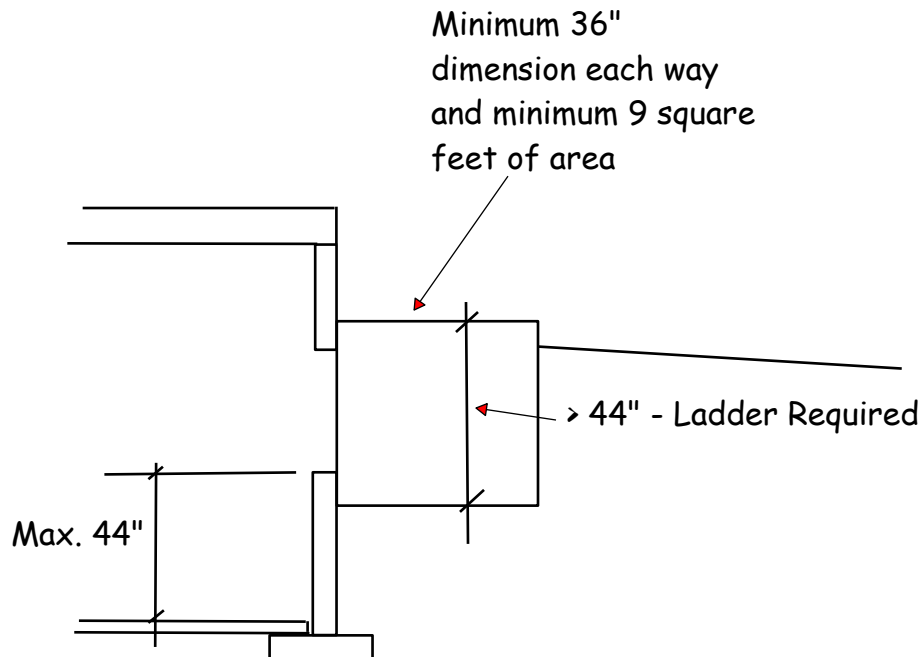
Width	27.5"	28"	28.5"	29"	29.5"	30"	30.5"	31"	31.5"	32"	32.5"	33"	33.5"	34"	34.2"
Height	29.8"	29.3"	28.8"	28.3"	27.8"	27.4"	26.9"	26.4"	26"	25.6"	25.2"	24.8"	24.5"	24.1"	24"

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