



Emergency Egress Window Requirements

Public Services Department
408 N. Spokane St. – Post Falls, ID 83854
Phone: (208)773-8708 Fax: (208)777-8378
www.postfallsidaho.org

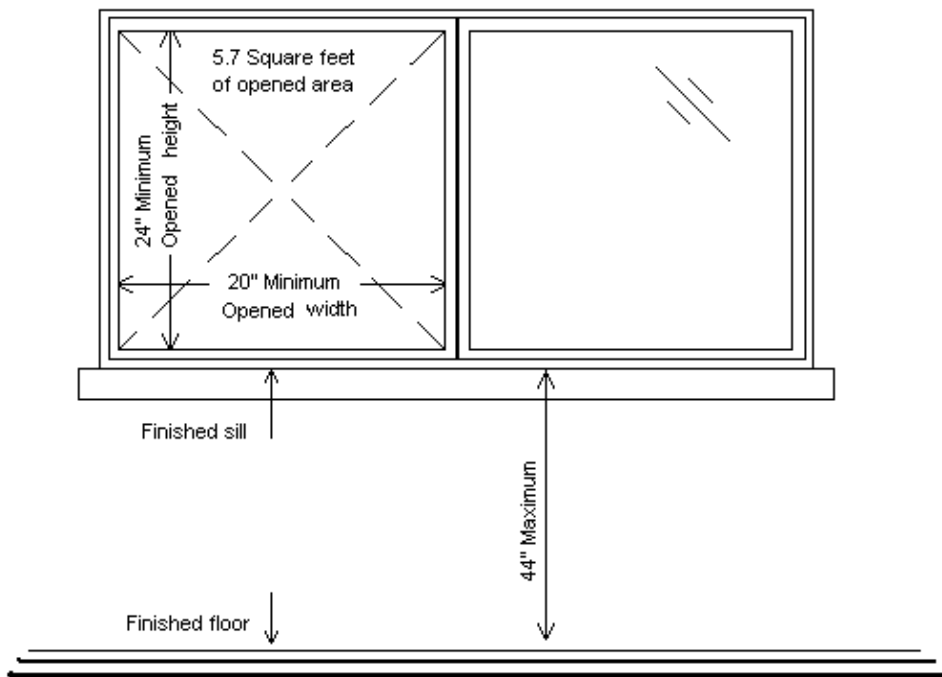
BUILDING DIVISION

Because so many fire-related casualties occur when occupants of residential buildings are asleep at the time of a fire, Section 310 of the International Residential Code requires that “basements with habitable space, every sleeping room, and habitable attics 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, but shall not be required in adjoining areas of the basement.”

Section R102.7.1 of the 2009 International Residential Code states that “additions, alterations or repairs to any structure shall conform to the requirements for a new structure”, therefore **window replacements must be brought up to the current code requirements.**

EMERGENCY EGRESS WINDOWS INTERIOR VIEW

ONE FOR EACH BEDROOM, AT LEAST ONE TO SERVE THE BASEMENT, ONE IN EACH BASEMENT BEDROOM AND ONE IN HABITABLE ATTICS



EMERGENCY EGRESS WINDOW CODE REQUIREMENTS

1. 20” Min. width (when open)
2. 24” Min. height (when open)
3. 5.7 Sq. ft. net clear opening minimum (see exception below)
4. 44” Max vertical height to finished sill of window

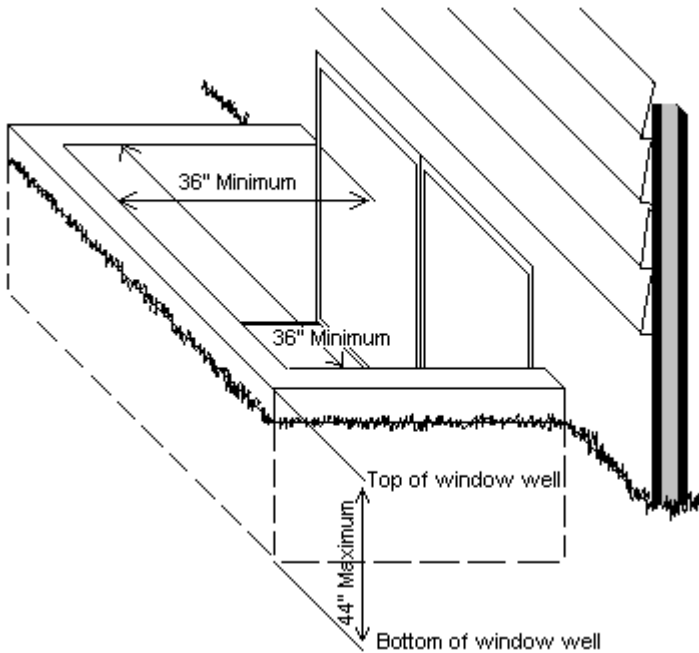
COMMON WINDOWS USED FOR EGRESS

- Sliding:
5’-0” wide x 3’-0” high
4’-0” wide x 4’-0” high
- Single hung:
3’-0” wide x 5’-0” high

Exception: Grade floor openings, defined as a window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening, shall have a minimum net clear opening of 5 square feet.

EMERGENCY EGRESS WINDOWS EXTERIOR VIEW

ONE FOR EACH BEDROOM, AT LEAST ONE TO SERVE THE BASEMENT AND ONE IN EACH BASEMENT BEDROOM



BASEMENT WINDOW WELL REQUIREMENTS

The window itself must meet all 4 code requirements listed on the first page of this sheet. The minimum horizontal area of the window well shall be 9 square feet with a minimum horizontal projection and width of 36 inches.

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 rungs shall have an 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.

The chart below summarizes the minimum window dimensions that may achieve a 5.7 square foot opening.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches)

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	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

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	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Bars, grills, covers and screens R310.4

“Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies ... (5.7 square foot is achieved and minimum opening width of 20 inches and minimum opening height of 24 inches) and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.”

Emergency escape windows under decks and porches R310.5

“Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36” in height to a yard or court.”