

Changing Out Windows to meet Egress Window Requirements

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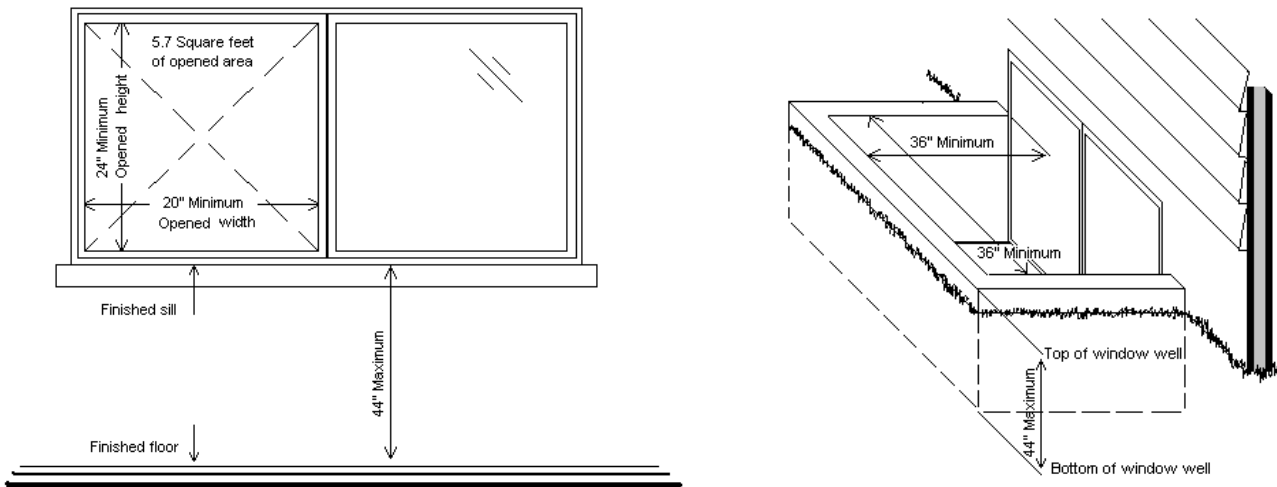
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Section R102.7.1 of the 2012 International Residential Code states that “additions, alterations or repairs to any structure shall conform to the requirements for a new structure”, therefore **window replacements must be brought up to the current code requirements.**

Basements, habitable attics and all sleeping rooms must have at least one operable egress window or exterior door for escape or rescue in case of an emergency.

Egress Window Requirements:

- ✓ Minimum width of opening: 20 inches
- ✓ Minimum height of opening: 24 inches
- ✓ Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for grade floor openings) *Take note that the minimum width and height will not equal the required minimum net clear opening – see the chart below for help in sizing egress windows.*
- ✓ Maximum sill height above the finished floor: 44 inches
- ✓ Windows must be operable from the inside without having to use tools or keys. You can still have bars or grills attached as long as they too can be opened without tools or keys.



BASEMENT WINDOW WELL REQUIREMENTS:

The window itself must meet all 5 code requirements listed above. The minimum horizontal area of the window well must 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