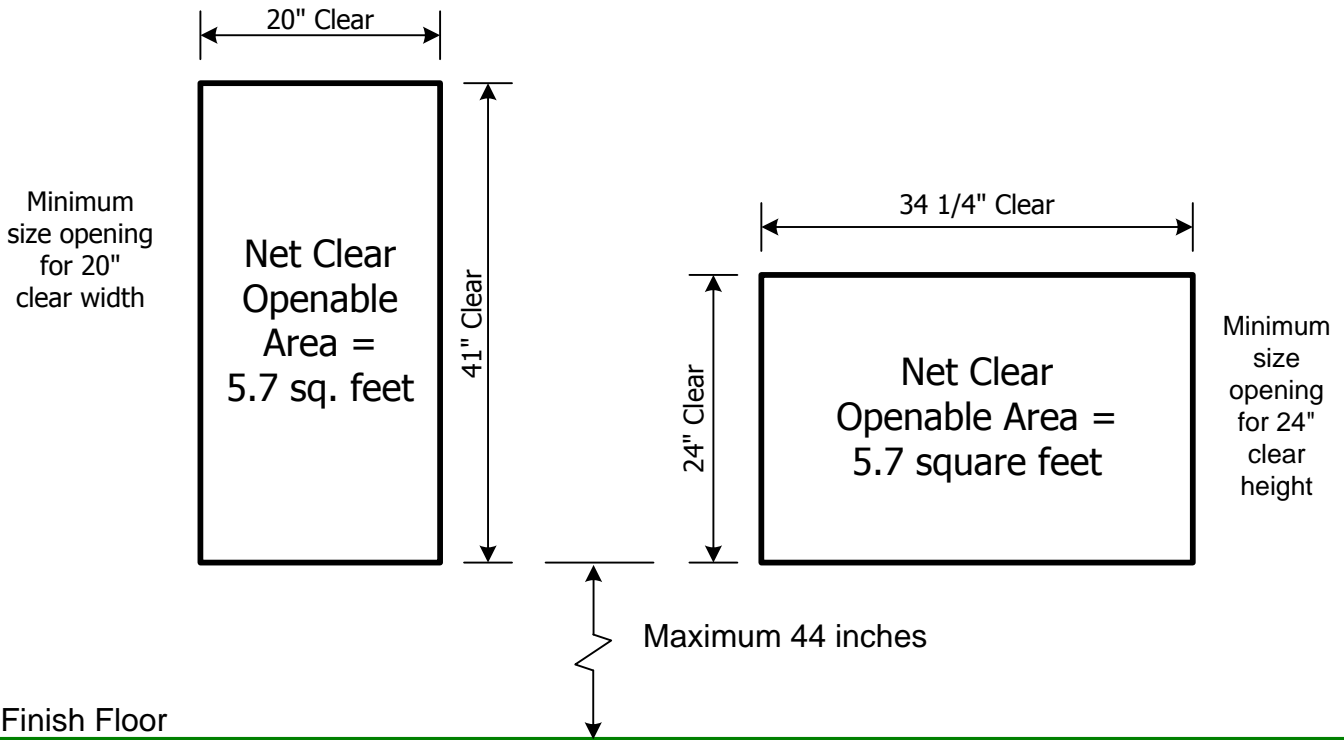




Building Division

Emergency Escape & Rescue Openings

EMERGENCY ESCAPE & RESCUE OPENINGS



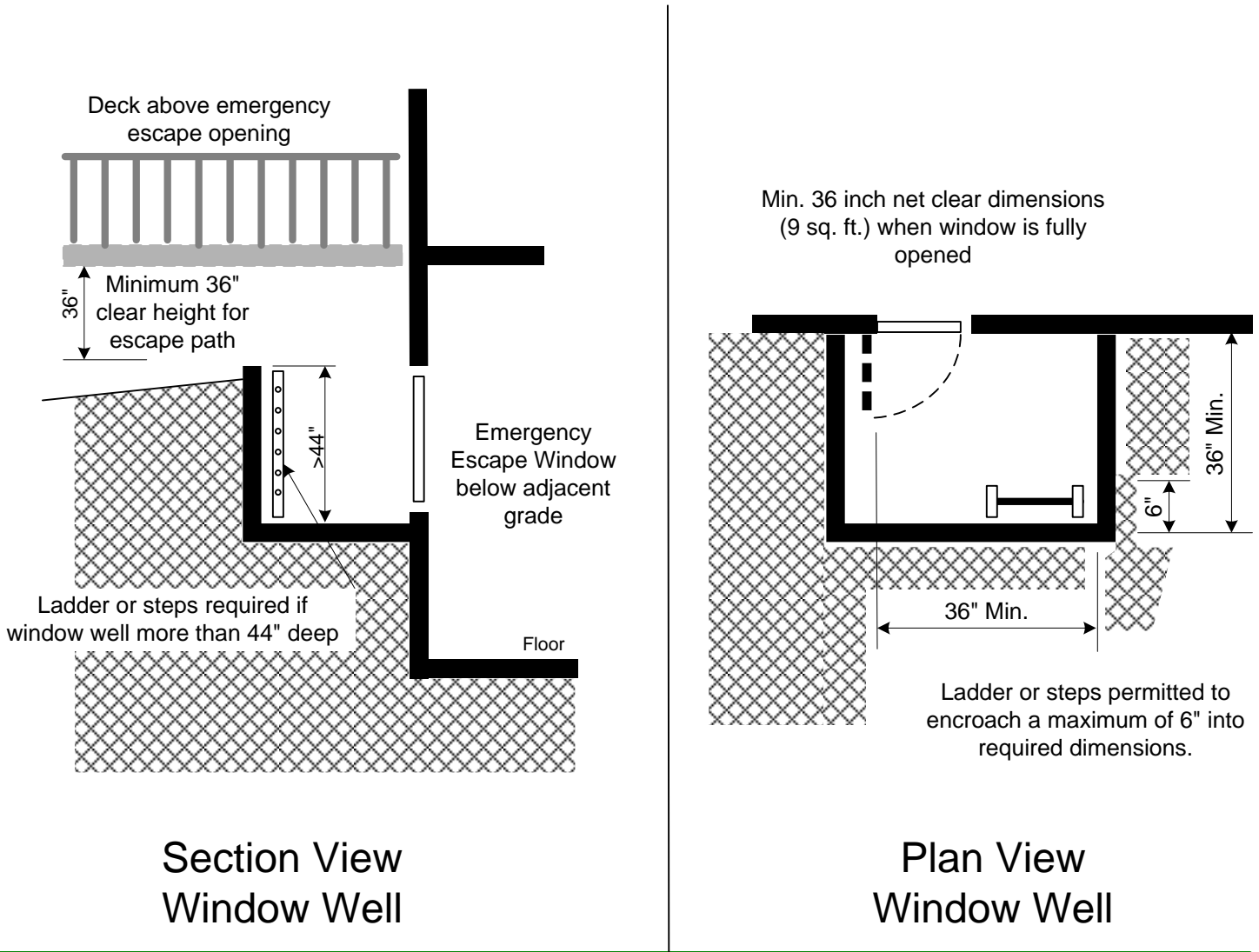
Basements and every sleeping room shall have at least one operable emergency escape & rescue opening.

All of the following shall apply to all emergency escape and rescue openings:

- o **Sill height:** the sill height shall not be more than **44 inches** above the floor.
- o **Minimum opening area.** The minimum net clear opening shall be **5.7 square feet**.
Exception: If sill height is not more than 44 inches above or below the adjacent ground level, a minimum net clear opening of 5 square feet is permitted.
- o **Minimum opening height.** The minimum net clear opening height shall be **24 inches**. *
- o **Minimum opening width.** The minimum net clear opening width shall be **20 inches**. *
- o **Operation.** The net clear opening dimensions shall be obtained by **normal operation** from the inside. Openings shall also be operational from inside without the use of keys, tools or special knowledge.
- o **Direct to outside:** Must open directly to a yard or court.
Exception: If under a deck, provide clearance not less than **36 inches** in height to yard or court.
- o **Window Well:** A finished sill height below the adjacent ground elevation requires a window well.
*Note that using both minimum width and minimum height dimensions will not provide the minimum required area. See the chart below for combinations of dimensions to achieve 5.7 square feet.

Minimum Net Clear Width/Height Requirements for Emergency Escape & Rescue Openings (Inches)

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
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



Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of **9 square feet** with a minimum horizontal projection and width of **36 inches**.

Window wells with a vertical depth below the adjoining ground exceeding **44 inches** shall be equipped with a permanently affixed ladder or steps. The ladder or steps shall be permitted to encroach a maximum of **6 inches** into the required dimensions of the window well. Ladder rungs shall have a minimum net width of **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.