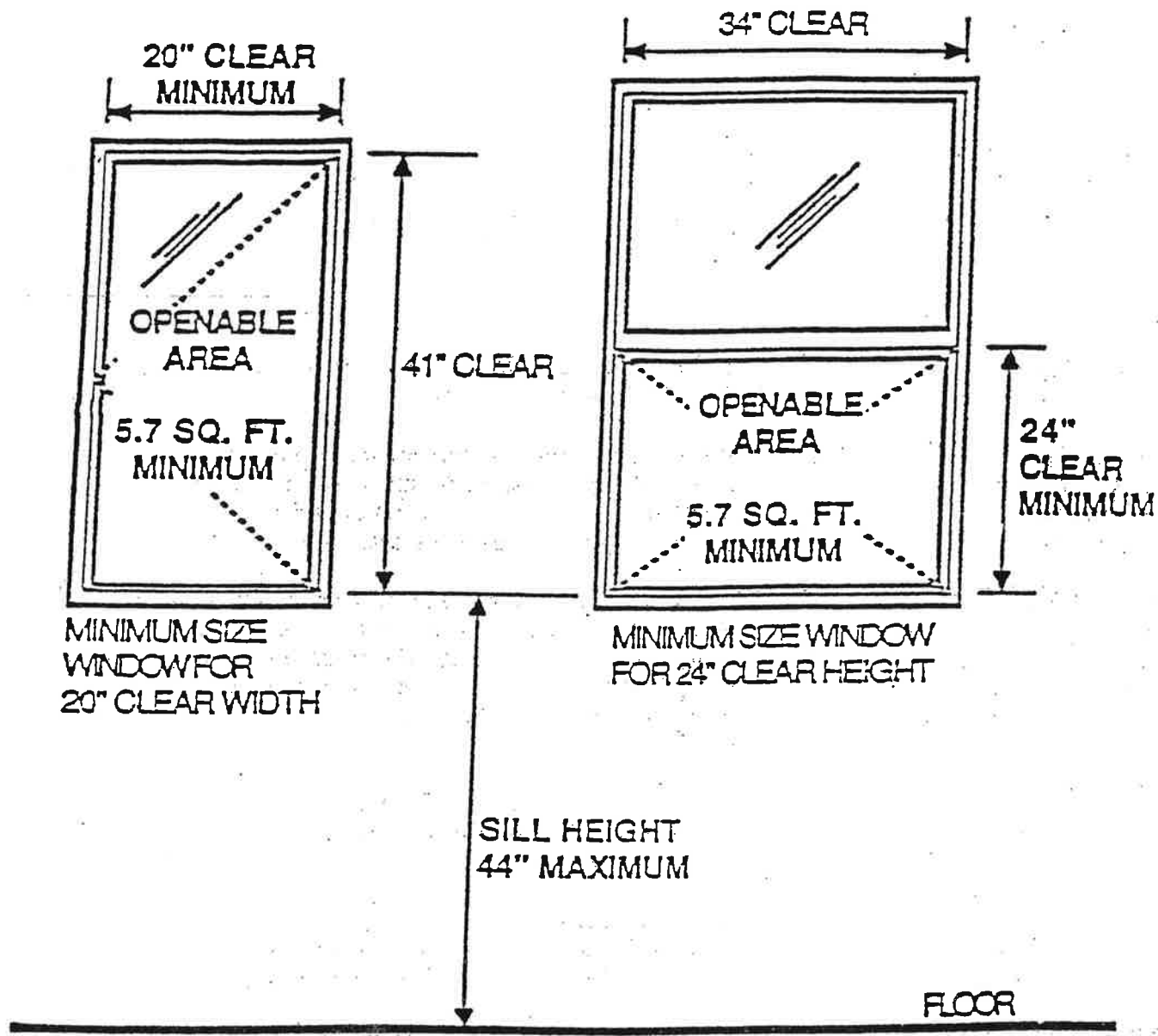


EGRESS WINDOWS
2009 INTERNATIONAL RESIDENTIAL CODE
SECTION R310 – REQUIREMENTS FOR EGRESS WINDOWS IN GROUP R OCCUPANCIES

Exits shall be provided as specified in Chapter 10.

1. Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11 IBC.
2. Basements in dwelling units and every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.
3. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53 m²). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor. Exception: Grade floor openings shall have minimum net clear opening of 5 square feet.
4. Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:
 - a. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm).
 - b. Egress pit requirements: 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.
5. Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:
 - a. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort.
6. 2009 Uniform Plumbing Code requires window egress pits to be drained per Section 1101.8 Window Areaway Drains.
 - a. Section 1101.8. Window areaways not exceeding ten (10) square feet (0.9 m²) in area may discharge to the subsoil drains through a two (2) inch (50 mm) pipe. However, window areaways exceeding ten (10) square feet (0.9 m²) in area shall be handled in the manner provided for entrance areaways (see Section 1101.7).
 - b. Section 1101.7 Areaway Drains. All open subsurface space adjacent to a building, serving as an entrance to the basement or cellar of a building, shall be provided with a drain or drains. Such areaway drains shall be two (2) inches (50 mm) minimum diameter for areaways not exceeding one hundred (100) square feet (9.3 m²) in area, and shall be discharged in the manner provided for subsoil drains not serving continuously springs or groundwater (see Section 1101.5.2). Areaways in excess of one hundred (100) square feet (9.3 m²) shall not drain into subsoil. Areaway drains for areaways exceeding one hundred (100) square feet (9.3 m²) shall be sized according to Table 11-2.



EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

MINIMUM SIZED RESCUE OR ESCAPE WINDOWS FROM SLEEPING ROOMS SECTION R310