

EGRESS WINDOW REQUIREMENTS

Basements in dwellings and every sleeping room below the fourth story 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.

- Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet.
- The minimum net clear openable height dimension shall be 24 inches.
- The minimum net clear openable width dimension shall be 20 inches.
- When windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.

Note: All the above requirements must be met.

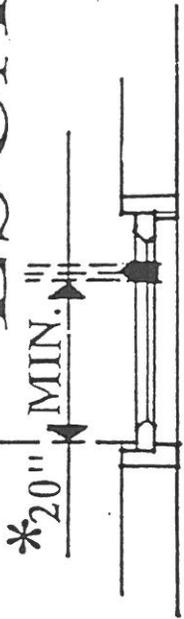
Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

- The clear horizontal dimensions shall allow a window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36 inches.
- Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimension of the window well by more than 6 inches.

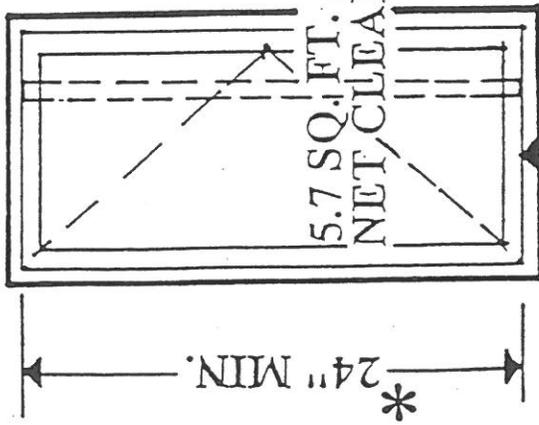
Bars, grills, grates or similar devices may be installed on emergency escape or rescue windows, doors of window wells, provided:

- The devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort: and
- The building is equipped with smoke detectors installed accordance with the building code.

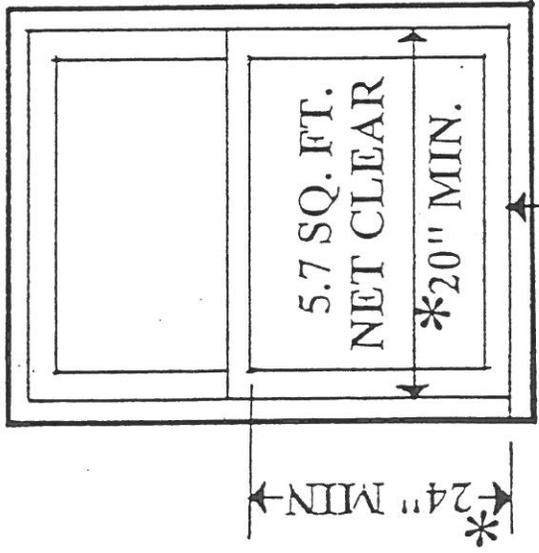
ESCAPE AND RESCUE WINDOWS



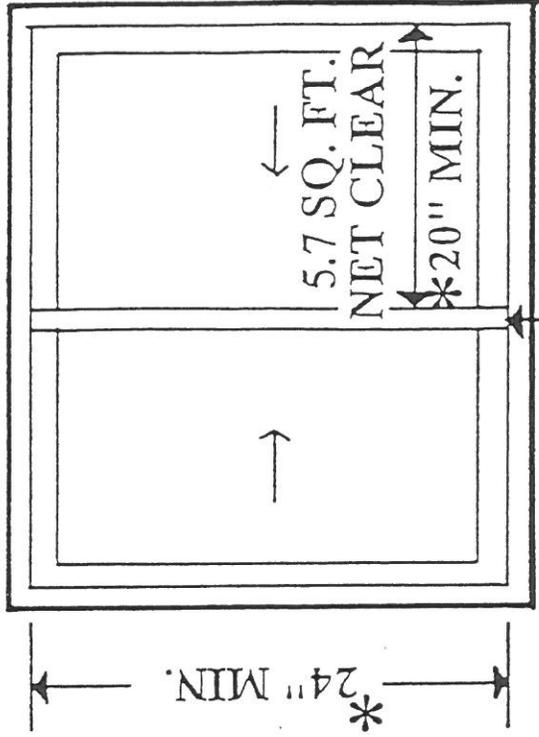
CASEMENT



DOUBLE HUNG



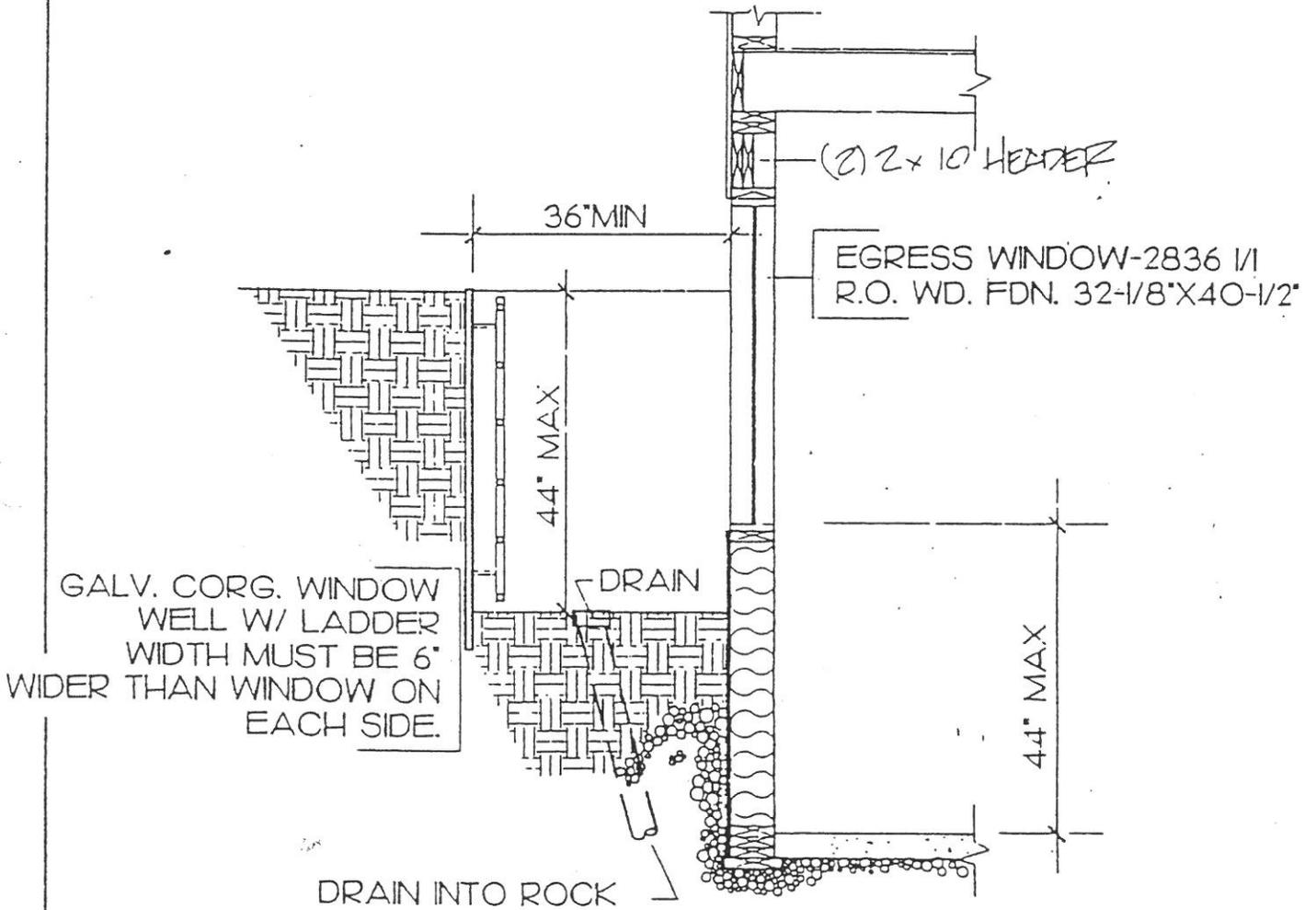
SLIDE BY



MAXIMUM OF 44 INCHES MEASURED FROM FLOOR TO HIGHEST PORTION OF SILL

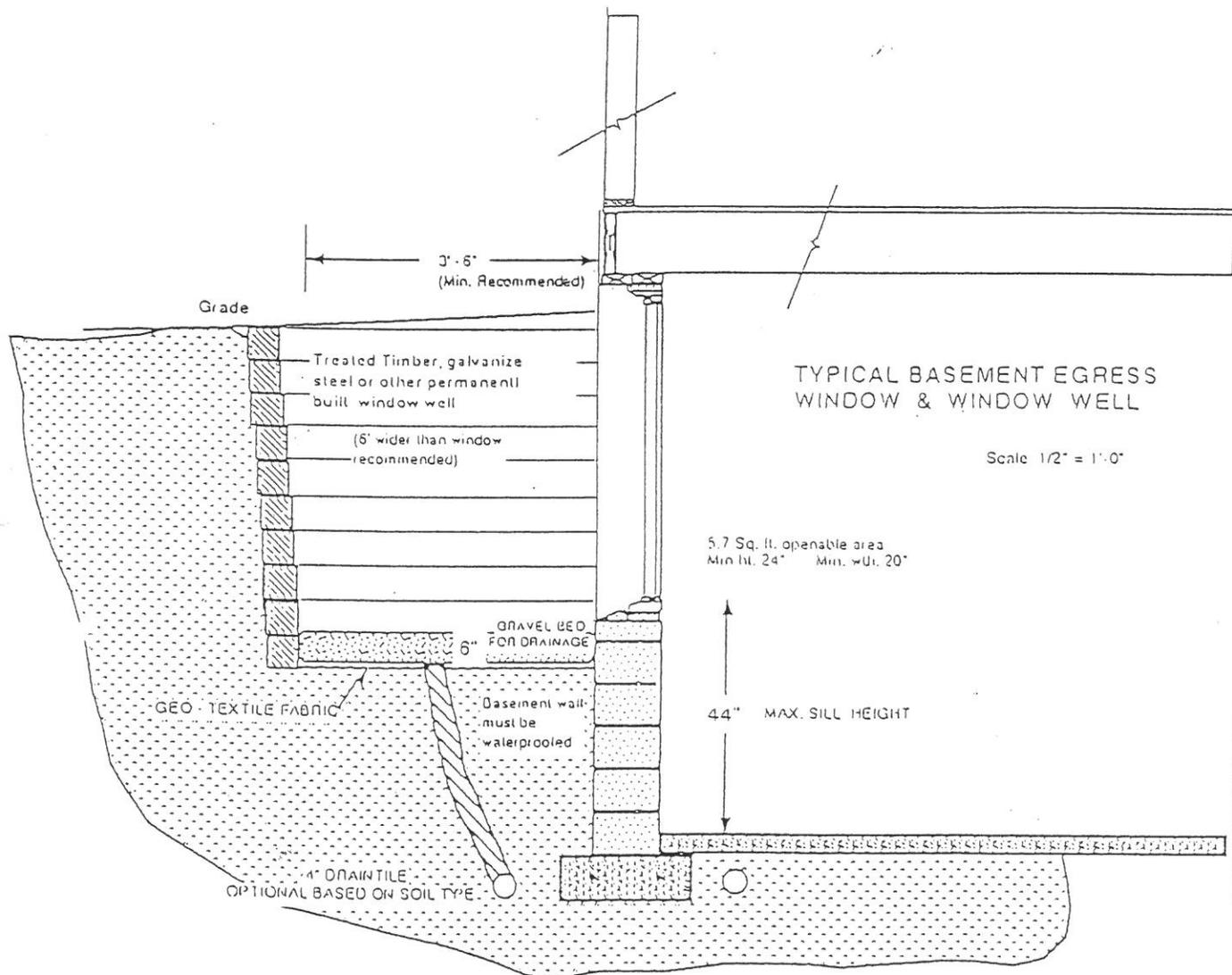
* NOTE: 20" & 24" ARE MINIMUM DIMENSIONS IN WIDTH & HEIGHT.
TOTAL ESCAPE AREA MUST ALWAYS BE 5.7 SQ. FT. NET

DETAILS



BASEMENT EGRESS SECTION

U B C 1204



TYPICAL BASEMENT EGRESS WINDOW & WINDOW WELL

Scale 1/2" = 1'-0"

5.7 Sq. ft. operable area
Min. Ht. 24" Min. Wt. 20"

44" MAX. SILL HEIGHT

3'-6"
(Min. Recommended)

Grade

Treated Timber, galvanize steel or other permanent built window well

(6" wider than window recommended)

6" GRAVEL BED FOR DRAINAGE

GEO-TEXTILE FABRIC

Basement wall must be waterproofed

4" DRAIN TILE
OPTIONAL BASED ON SOIL TYPE