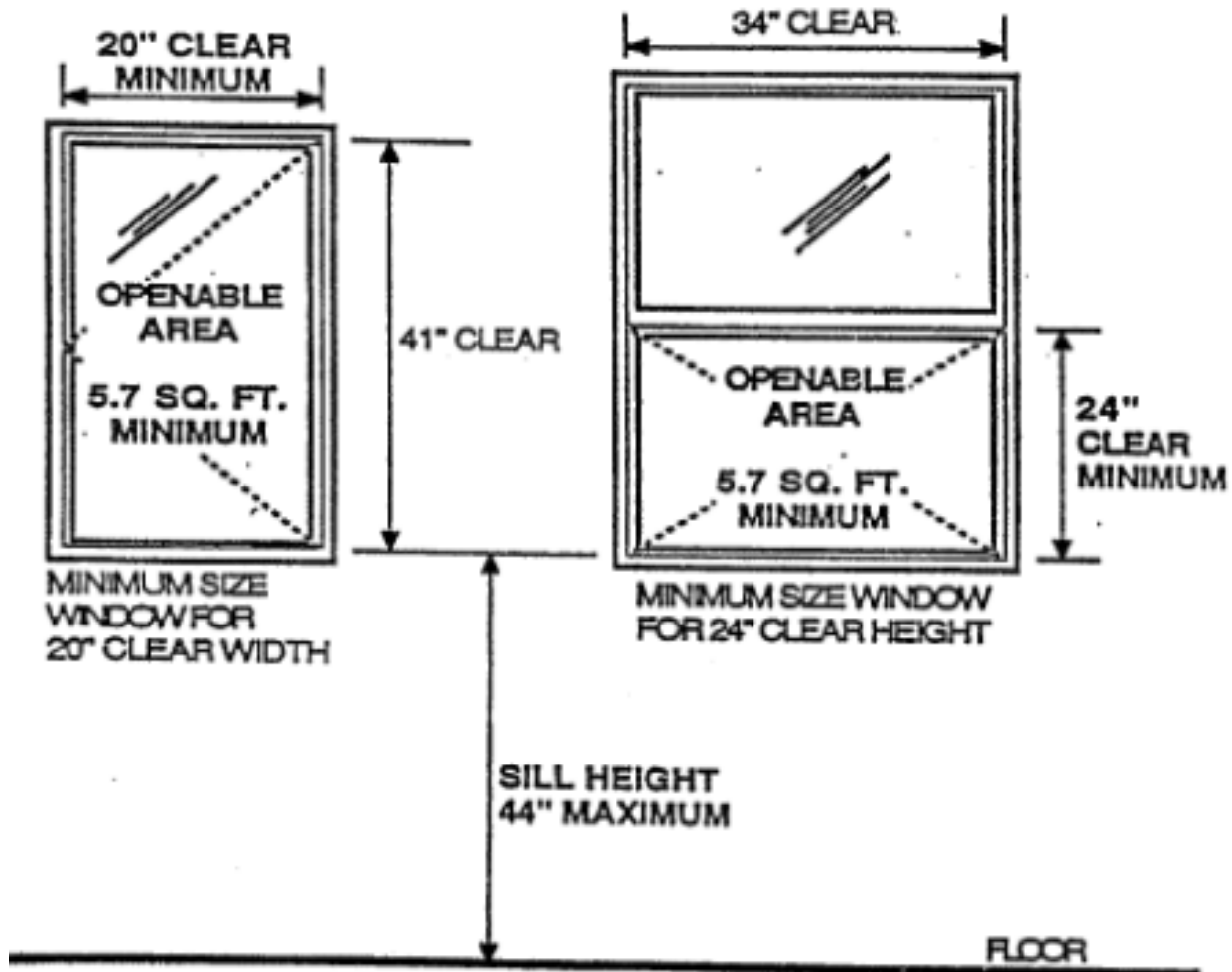


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Emergency escape and rescue openings(egress).

The IRC 2021 or International Residential Code pertains to all single- and two-family homes.



MINIMUM SIZED RESCUE OR ESCAPE WINDOW FROM SLEEPING ROOMS

NOTE: Using minimum sizes of 20" width and 24" height does not meet the minimum required opening area of 5.7 square feet (821 square inches).

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED.

Basements, habitable attics, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain more than one sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum of 36 inches (914mm) that opens to a public way.

EXCEPTIONS:

1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.
2. Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided the basement has one of the following.

2.1 One means of egress complying with section R311 and one emergency escape and rescue opening.

2.2 Two means of egress complying with section R311.

3. A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches.

R310.1.1 Operational constraints and opening control devices.

Emergency escape and rescue openings shall be operational from inside the room without the use of keys, tools, or special knowledge. Window opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency and escape rescue opening and shall be not more than 70 inches above the finished floor.

R310.2 Emergency escape and rescue openings.

Emergency escape and rescue openings shall have a minimum dimension in accordance with sections R310.2.1 through R310.2.4.

R310.2.1 Minimum size. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet.

Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet.

R310.2.2 Minimum dimensions. The minimum net clear opening height dimensions shall be 24 inches. The minimum net clear opening width shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening.

R10.2.3 Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches above the floor.

R310.2.4 Emergency escape and rescue openings under decks, porches, and cantilevers. Emergency escape and rescue opening installed under decks, porches and cantilevers shall be fully openable and provide a path not less than 36 inches in height and 36 inches in width to a yard or court.

R310.4 Area wells.

An emergency escape and rescue opening where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with sections R310.4.1 through R310.4.4.

R310.4.1 Minimum size. The horizontal area of the area well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The size of the area well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by section R310.4.2 shall be permitted to encroach not more than 6 inches into the required dimensions of the area well.

R310.4.2 Ladder and steps. Area wells with a vertical depth greater than 44 inches shall be equipped with an approved, permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the emergency escape and rescue opening where the window or door is in the open position. Ladders or steps required by this section shall not be required to comply with section R31.7.

R310.4.2.1 Ladders. Ladders and rungs shall have an inside width of not less than 12 inches, shall project not less than 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the area well.

R310.4.2.2 Steps. Steps shall have an inside width of not less than 12 inches, a minimum tread depth of 5 inches and a maximum riser height of 18 inches for the full height of the area well.

R310.4.3 Drainage. Area wells shall be designed for proper drainage by connecting to the buildings foundation drainage system required by section R405.1.

Exception: A drainage system for area wells is not required where the foundation is on a well-drained soil or sand-gravel mixture of soils in accordance with the United Soil Classification System, Group I soil, as detailed in Table R405.1.

R310.4.4 Bars, grills, covers, and screens. Where bars, grills, covers, screens, or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with sections R310.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or force greater than that required for the normal operation of the escape and rescue opening.

R310.5 Replacement windows for emergency escape and rescue openings.

Replacement windows installed in buildings meeting the scope of this code shall be exempt from sections R310.2 and R310.4.4, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

R310.6 Dwelling additions.

Where dwelling additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency and escape rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.
3. An operable window complying with section R310.7.1 shall be acceptable as an emergency escape and rescue opening.

R310.7 Alterations or repairs of existing basements.

New sleeping rooms created in an exiting basement shall be provided with emergency and escape rescue opening in accordance with Section R310.1. Other than new sleeping rooms, where existing basements undergo alterations or repairs, an emergency escape and rescue opening is not required.

Exception: An operable window complying with Section R310.7.1 shall be acceptable as an emergency escape and rescue opening.

R310.7.1 Existing emergency escape and rescue openings. Where a change of occupancy would require an emergency escape and rescue opening in accordance with section R310.1, operable windows serving as the emergency escape and rescue opening shall comply with the following:

1. An existing operable window shall provide a minimum net clear opening of 4 square feet with a minimum net clear opening height of 22 inches and a minimum net clear width of 20 inches.
2. A replacement window where such window complies with both of the following:
 - 2.1 The replacement window meets the size requirement in Item 1.
 - 2.2 The replacement window is the manufacturers largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.