

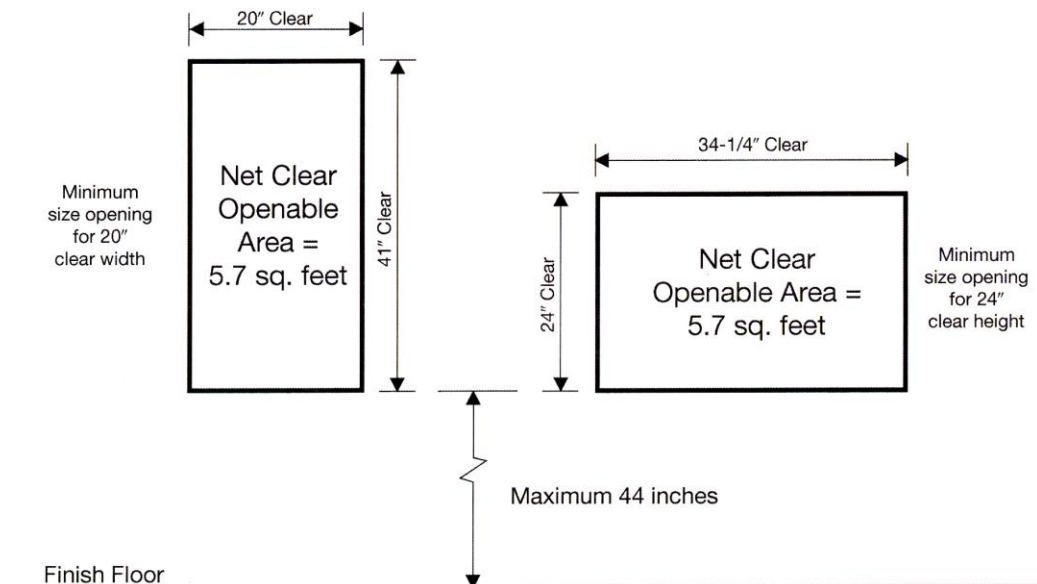
Reference: 2021 International Residential Code, Section R310

When Needed:

1. Basements with habitable space and every sleeping room (any location) shall have at least one openable emergency escape and rescue window or exterior door opening.

Size & Requirements:

1. Escape and rescue windows shall have a minimum net clear openable area of 5.7 square feet except grade floor openings shall have a minimum net clear opening of 5.0 square feet. The minimum net clear openable height shall be 24 inches; net clear width shall be 20 inches.
2. Finished sill height of not more than 44 inches above the floor in new construction.
3. Section 155.31 of the Robins Building Code states that basement escape windows required for remodeling or finish of rooms in existing buildings may have the window sill height measured from an elevated landing not less than 36 inches wide, not less than 18 inches out from the interior finish of the exterior wall and not more than 24 inches in height. The landing shall be permanently affixed to the floor and the wall under the window it serves.



ESCAPE WINDOWS

Informational Sheet

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

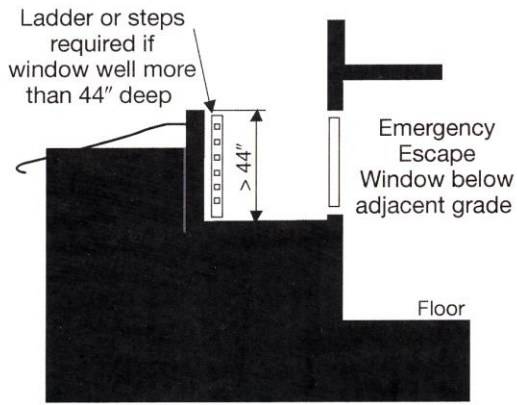
Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

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 are required when an emergency escape or rescue opening has a finished sill height below grade. Window wells shall be designed to drain to a tile system (sump pump) or have a well-drained soil.
- The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36 inches. (See diagram below.)
- Window wells with a vertical depth of more than 44 inches shall be equipped with an approved ladder or stair. The ladder or stair is permitted to encroach a maximum of 6 inches into the required dimensions. Ladders or steps 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.
- Bars, grills, grates, or similar devices may be installed on the escape windows or window wells provided the devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge. The building must also be equipped with smoke detectors to present day code.
- Escape and rescue windows under decks or porches are required to have a clear path not less than 36” in height to a yard or court.

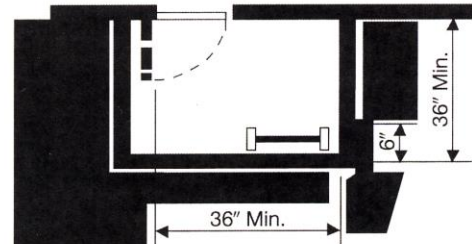
ESCAPE WINDOWS

Informational Sheet



Section View
Window Well

Minimum 36 inch net clear dimensions (9 sq. ft.) when window is fully opened



Ladder or steps permitted to encroach a maximum of 6" into required dimensions.

Plan View
Window Well