

EMERGENCY ESCAPE AND RESCUE OPENING GUIDELINES

International Residential Code (IRC), Sections R310 and R310.1

❖ Emergency Escape and Rescue Opening

- Dwelling unit basements and every sleeping rooms in a basement shall have at least one emergency escape and rescue window.
- Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches that opens to a public way.
- Emergency escape and rescue openings shall be openable from the inside the room is serves without the use of keys, tools, or special knowledge.
- Emergency escape and rescue openings shall have a net clear opening of 5.7 square feet or better with a minimum net clear openable area height of 24 inches or better and a width of 20 inches or better.
- Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches above the floor.
- Emergency escape and rescue openings installed under decks, porches, or cantilevers shall be fully openable and provide a path not less than 36" in height and 36" in width to a yard or court.

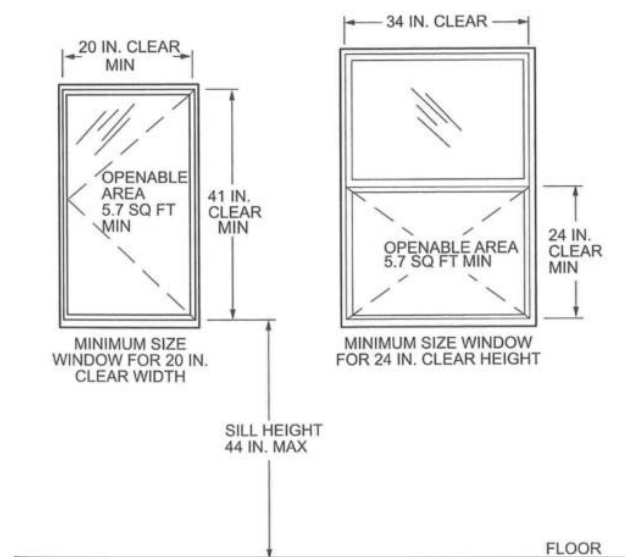


Figure R310.2.1

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❖ Area Well

- Emergency escape and rescue openings where the bottom of the clear opening is below the adjacent grade shall be provided with an area well.
- 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.
- 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 opened position.
- 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.
- Bars, grilles, covers, screens, or similar devices installed on emergency escape and rescue openings or area wells 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.

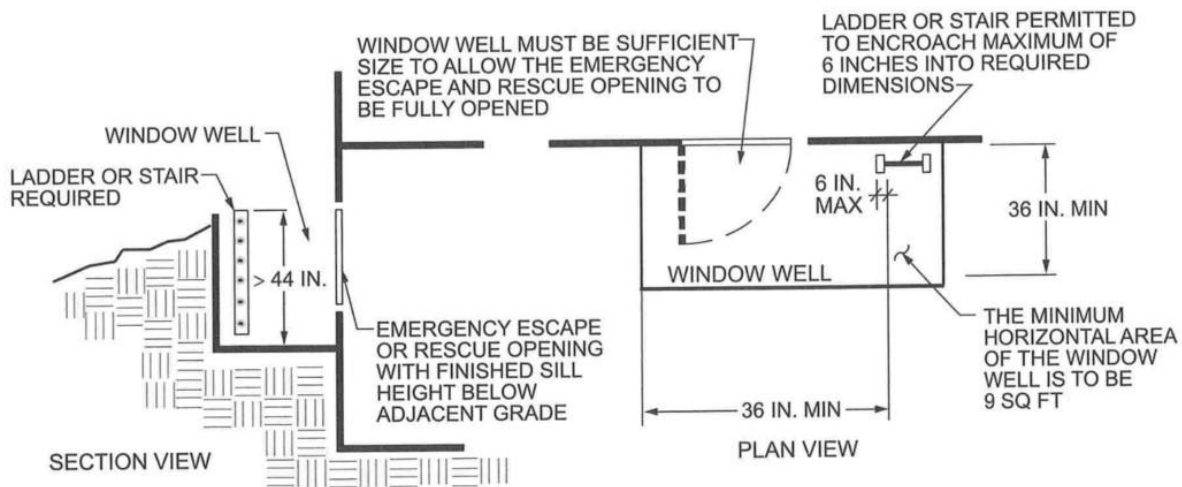


Figure R310.2.3