

EGRESS WINDOWS FOR RESIDENTIAL UNITS

LOCATION:

- In all sleeping rooms below the fourth floor.
- In all basements in dwelling units.

REQUIRED MINIMUM SIZE

- 5.7 square feet net clear openable area.
- Minimum net clear height dimension of twenty-four (24) inches.
- Minimum net clear width dimension of twenty (20) inches.
- Maximum sill height is forty-four (44) inches above the floor.

- All locks or latching devices shall be operated without special tools or knowledge .window area well for basement bedrooms.

WINDOW AREA WELLS FOR BASEMENTS

- Window wells with a vertical depth of more than forty-four (44) inches shall be equipped with an approved, permanently attached ladder or steps.
- Window wells shall have a nine (9) square foot minimum net clear horizontal open area, when the window is in the open position. Steps or ladders cannot project into the open area more than six (6) inches. The minimum dimension of the open area is thirty-six (36) inches.
- Egress window wells adjacent to walkways or driveways require guard rails.

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