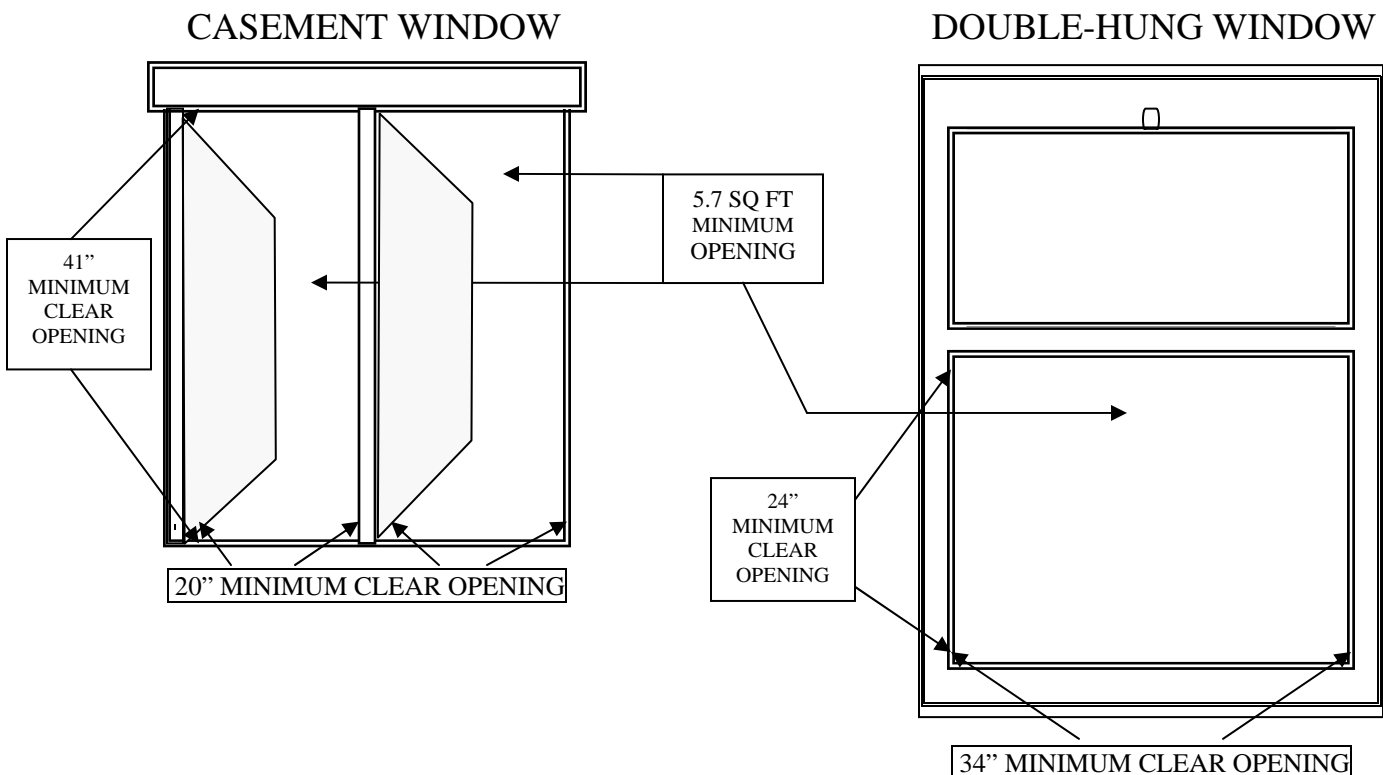


EGRESS WINDOW INFORMATION

EGRESS WINDOWS SHALL HAVE A 5.7 SQUARE FOOT MINIMUM OPENABLE AREA

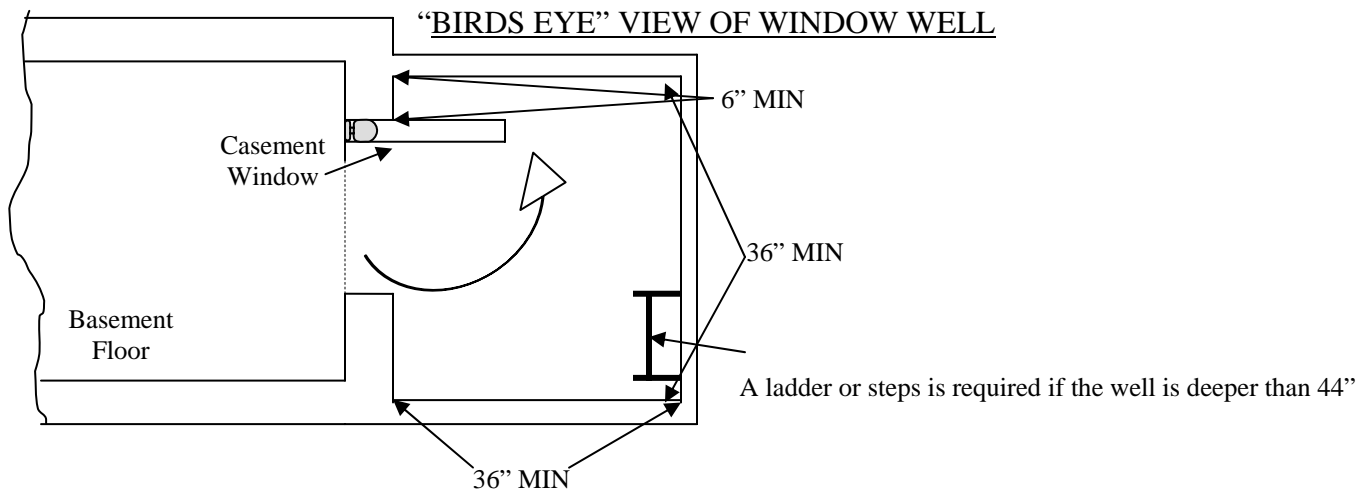
- I.R.C. Sec. 310 – Basements and every sleeping room shall have at least one egress window.
- The clear openable area of the window must be a minimum of 5.7 square feet.
- The net clear opening height dimension must be a minimum of 24 inches for double-hung windows.
- The net clear opening width dimension must be a minimum of 20 inches for casement windows.
- Egress windows must have a finished sill height of no more than 44 inches above the finished floor.
- An openable exterior door or patio door can also serve as an emergency egress to the outside.
- Grade floor opening shall have a minimum net clear opening of 5.0 square feet.
- This information does not contain all of the specific codes for window construction and should be used only as a guide.



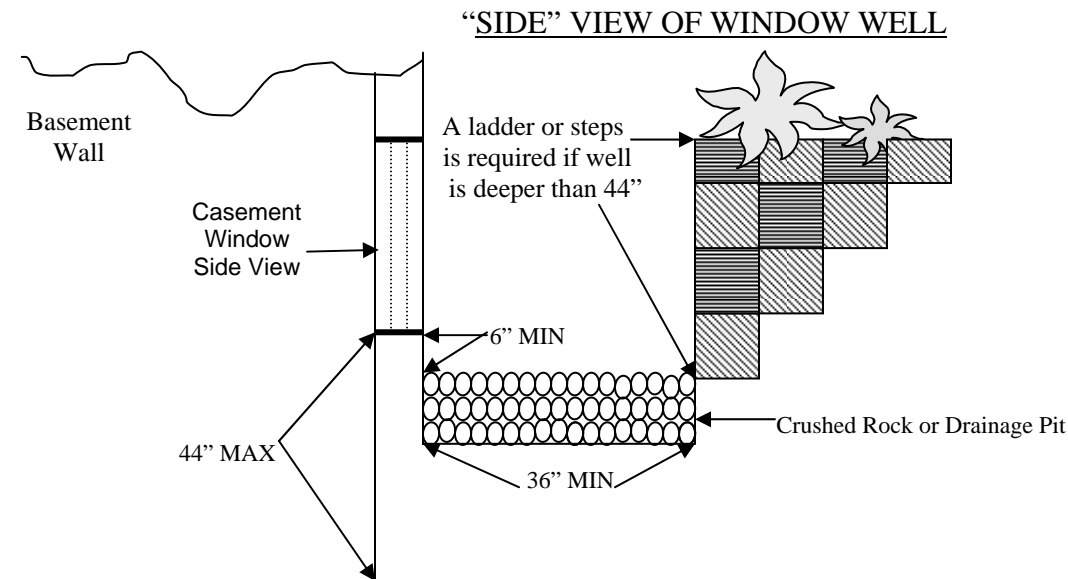
BASEMENT EGRESS WINDOW INFORMATION

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

1. The clear horizontal dimensions must 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.
2. Window wells with a vertical depth of more than 44 inches must be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully opened position. The ladder or stairs must not encroach into the required dimensions of the window well more than 6”.



3. Egress window wells located within side yards cannot obstruct drainage patterns nor cause storm water to drain onto adjoining properties.
4. Approval by the City Engineer is required for egress window wells that are less than 2 feet from the side property line.
5. Egress window well walls closer than 1-½ feet to the side property line will require a conditional use permit.



EMERGENCY ESCAPES

Every bedroom and each basement shall have not less than one operable window or door approved for emergency escape or rescue. 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 5.7 square feet. The minimum net clear *openable* height shall be 24 inches and the net clear *openable* width shall be 20 inches. The maximum finished sill height shall be not more than 44 inches above the floor. Windows less than 44 inches above grade may have a minimum net clear *openable* area of 5.0 square feet.

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

- The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening area of 3 feet by 3 feet.
- 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 full opened. The ladders or stairs may not extend into the required 3 foot by 3 foot area by more than 6 inches.
- Window wells shall be constructed of materials suitable for ground contact and Window frames shall be kept a minimum of 6 inches from soil in any direction.