EGRESS WINDOWS AND WINDOW WELLS
IRC SECTION R310.1 & R310.

1. Basements in dwelling units and every sleeping room below the fourth story shall have at least one emergency escape and rescue window or door opening directly to an approved outside location.
2. The door or window shall be openable from the inside without the use of keys, tools or special knowledge.
3. The finished sill height of 44" is measured from the interior finished floor level.
4. The minimum net clear openable area is 5.7 square feet. (Exception: The minimum clear area may be reduced to 5.0 square feet if the sill height is not more than 44" above the exterior finish grade.
5. The minimum net clear openable area height dimension shall be 24".
6. The minimum net clear openable area width dimension shall be 20".

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1. Egress windows with a finished sill height below the adjacent ground elevation shall be provided with a window well.
2. A minimum accessible net clear opening of 9 square feet with a minimum dimension of 36" shall be provided.
3. Window wells with a vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position.
4. The ladder or stairs shall not encroach into the required dimensions of the window well be more than 6".
5. Bars, grilles, grates or similar devised may be installed on egress windows, doors or window wells provided that the devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort.

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Window well
Ladder or stair

Net clear dimensions when fully opened to provide 9 square feet of opening.

Emergency escape or rescue opening with finished sill height below the adjacent grade

Ladder or stair permitted to encroach a maximum of 6 inches into the required dimensions.