

Emergency Escape and Rescue Openings

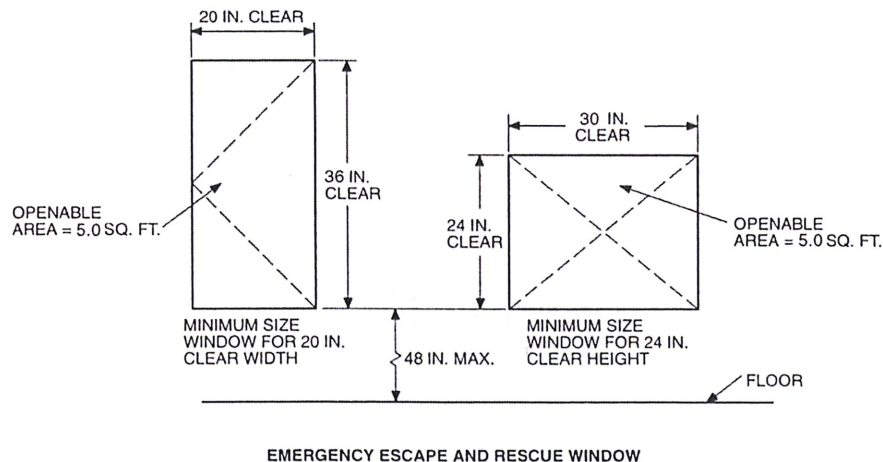
Emergency escape and rescue required. *Basements, habitable attics,* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

Exceptions:

1. Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet.
2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - a. One means of egress and one emergency escape and rescue opening.
 - b. Two means of egress.

Operational constraints and opening control devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

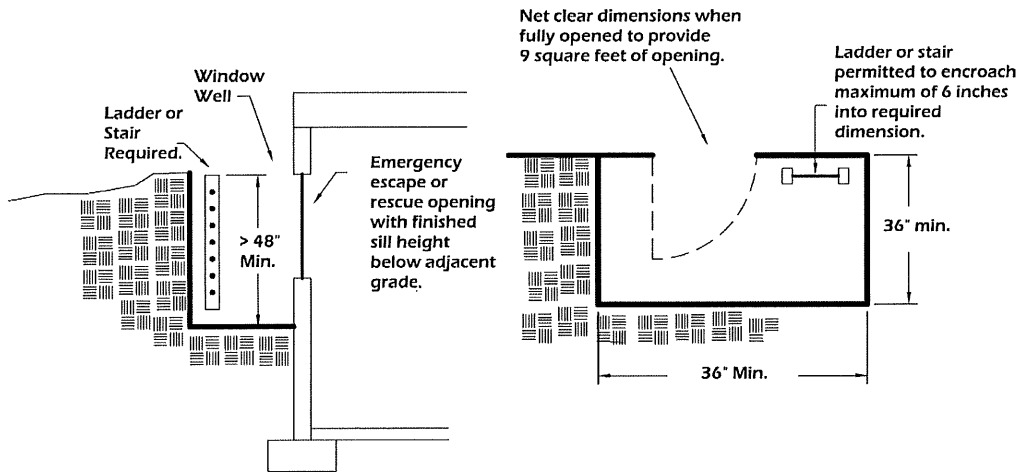
Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.0 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.



Window opening height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 48 inches above the floor; where the sill height is below *grade*, it shall be provided with a window well in accordance with the provision below.

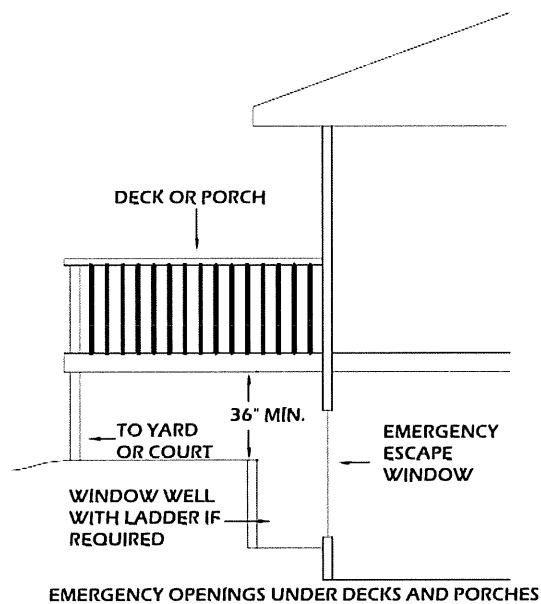
Window wells. The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Ladder and steps. Window wells with a vertical depth greater than 48 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or 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 window well. The ladder or steps shall be permitted to encroach not more than 6 inches into the required dimensions of the window well.



Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system or by an approved alternative method.

Emergency escape and rescue openings under decks and porches. Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches in height to a yard or court.



Bars, grilles, covers and screens. Where bars, grilles, covers, screens, or similar devices are placed over emergency escape and rescue openings, area wells, or window wells, the minimum net clear opening size complies with the emergency escape and rescue openings section, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that required for the normal operation of the escape and rescue opening.

Dwelling additions. Where *dwelling additions* occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where *dwelling additions* occur that have *basements*, an emergency escape and rescue opening shall be provided in the new *basement*.

Exceptions:

1. An emergency escape and rescue opening is not required in a new *basement* that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new *basement* where there is an emergency escape and rescue opening in an existing *basement* that is accessed from the new *basement*.

Alterations or repairs of existing basements. An emergency escape and rescue opening is not required where existing *basements* undergo alterations or repairs.

Exception: New sleeping rooms created in an existing *basement* shall be provided with emergency escape and rescue openings.

