

CHAPTER 8310.1
INTERNATIONAL
RESIDENTIAL CODE AS
ADOPTED BY CITY OF YORK

Every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Basement rooms with a closet or direct access to a bathroom shall also comply with this requirement. Where openings are provided as a means of escape and rescue, they shall have a sill height not more than 44 inches above the floor. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.2 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

8310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

LIGHT, VENTILATION & HEATING

R303.1 Habitable rooms. All habitable rooms shall be provided with the aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

R310.2 Window wells. Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.

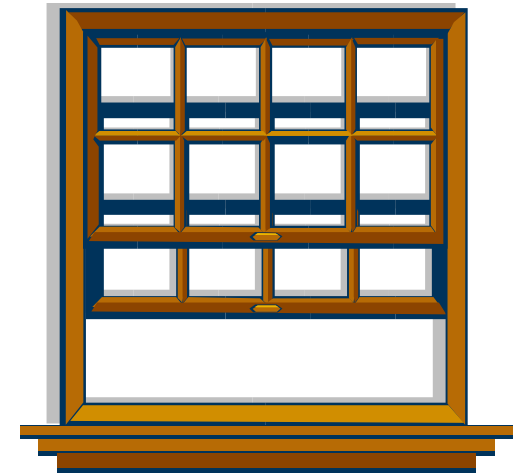
EXCEPTION: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R314 and R315. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 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.

CITY OF YORK

BUILDING & ZONING
DEPARTMENT

Egress Window & Well Detail



402-363-2600

EGRESS WINDOW AND WELL DETAIL

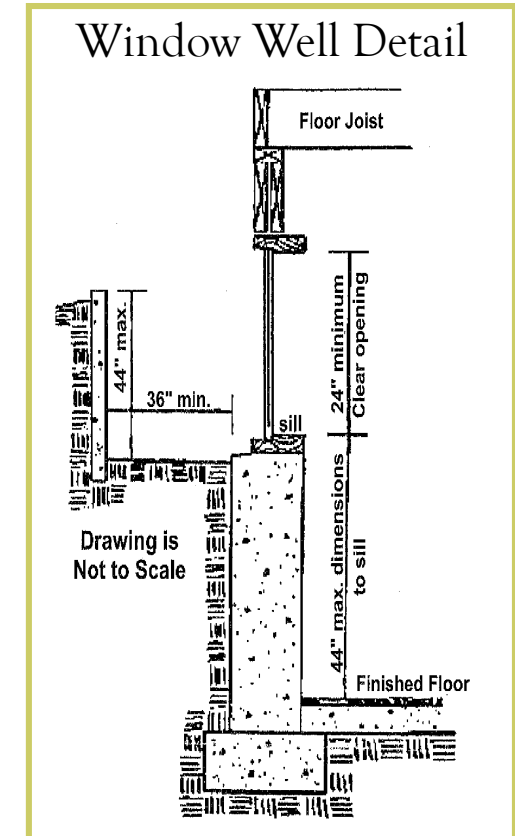
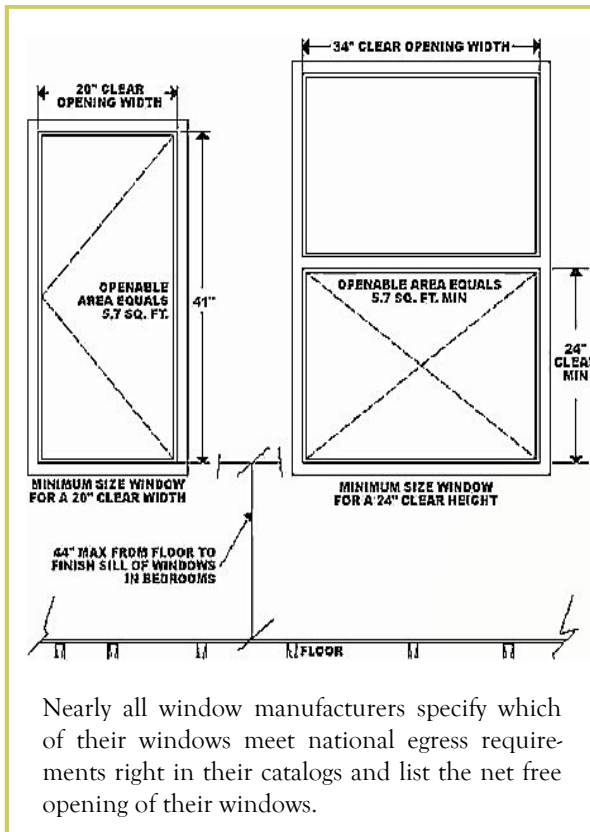
An egress window is a window this required in every room used for sleeping purposes (bedrooms) on any floor and in basement with habitable space. Dwellings, (new and remodeled) are required to provide this emergency means of exiting the dwelling. Windows must meet specific size requirements to qualify as an egress window.

An egress window must satisfy four International Residential Code (IRC) criteria:

- Minimum width of opening: 20 in.
- Minimum height of opening: 24 in.
- Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)
- Maximum sill height above floor: 44 in.

“Net clear opening” is the actual free and clear space that exists when the window is open. Is not the rough opening size or the glass panel size, but the actual opening a person can crawl through.

At first glance, you might assume that a 20-in. by 24-in. window would be acceptable for egress. However, those dimensions would yield a net clear opening of only 3.3 sq. ft. To achieve the required net clear opening of 5.7 sq. ft., a 20-in. wide window would have to be 42-in. high. Likewise, a 24-in high window would have to be 34 in. wide.



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