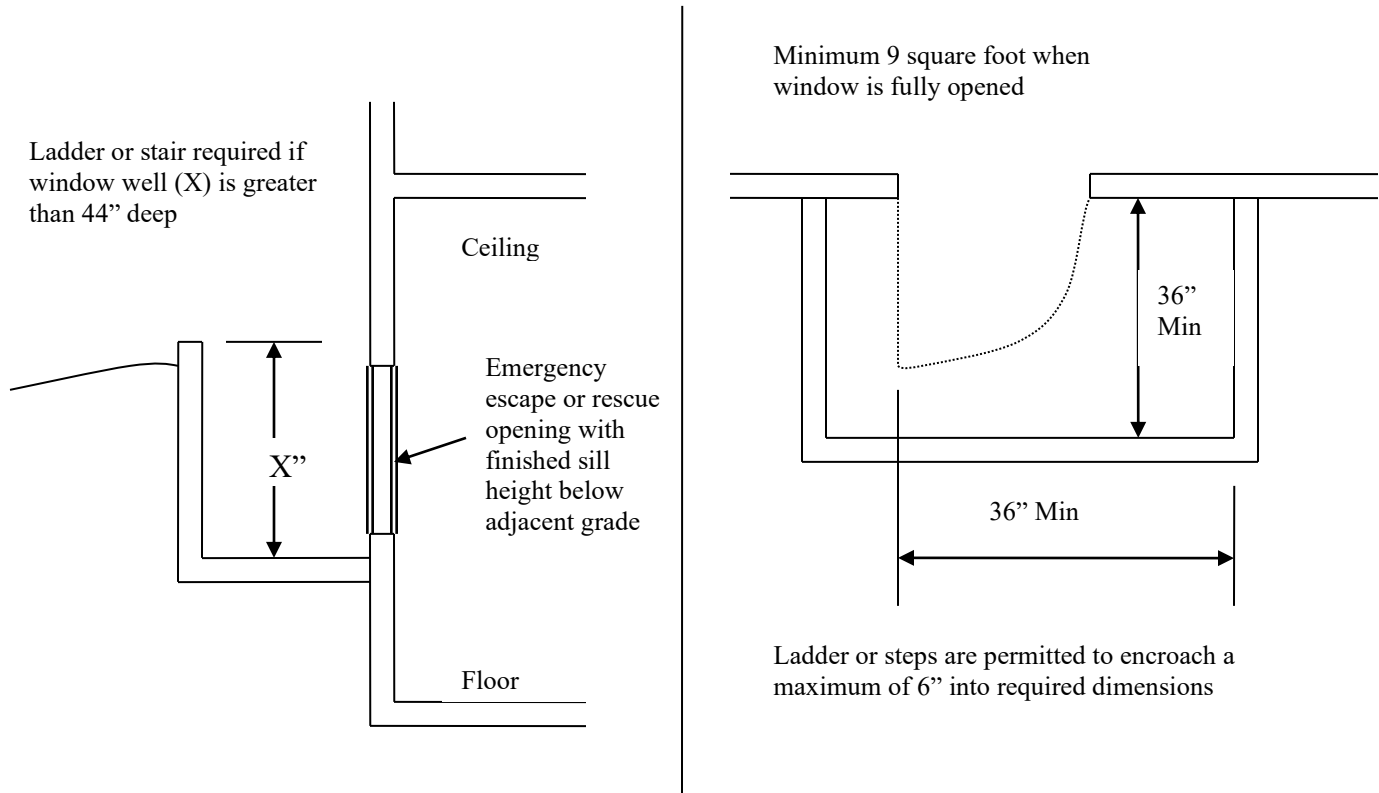




PLANNING DEVELOPMENT & SUSTAINABILITY

WINDOW WELLS for EMERGENCY ESCAPE and RESCUE WINDOWS

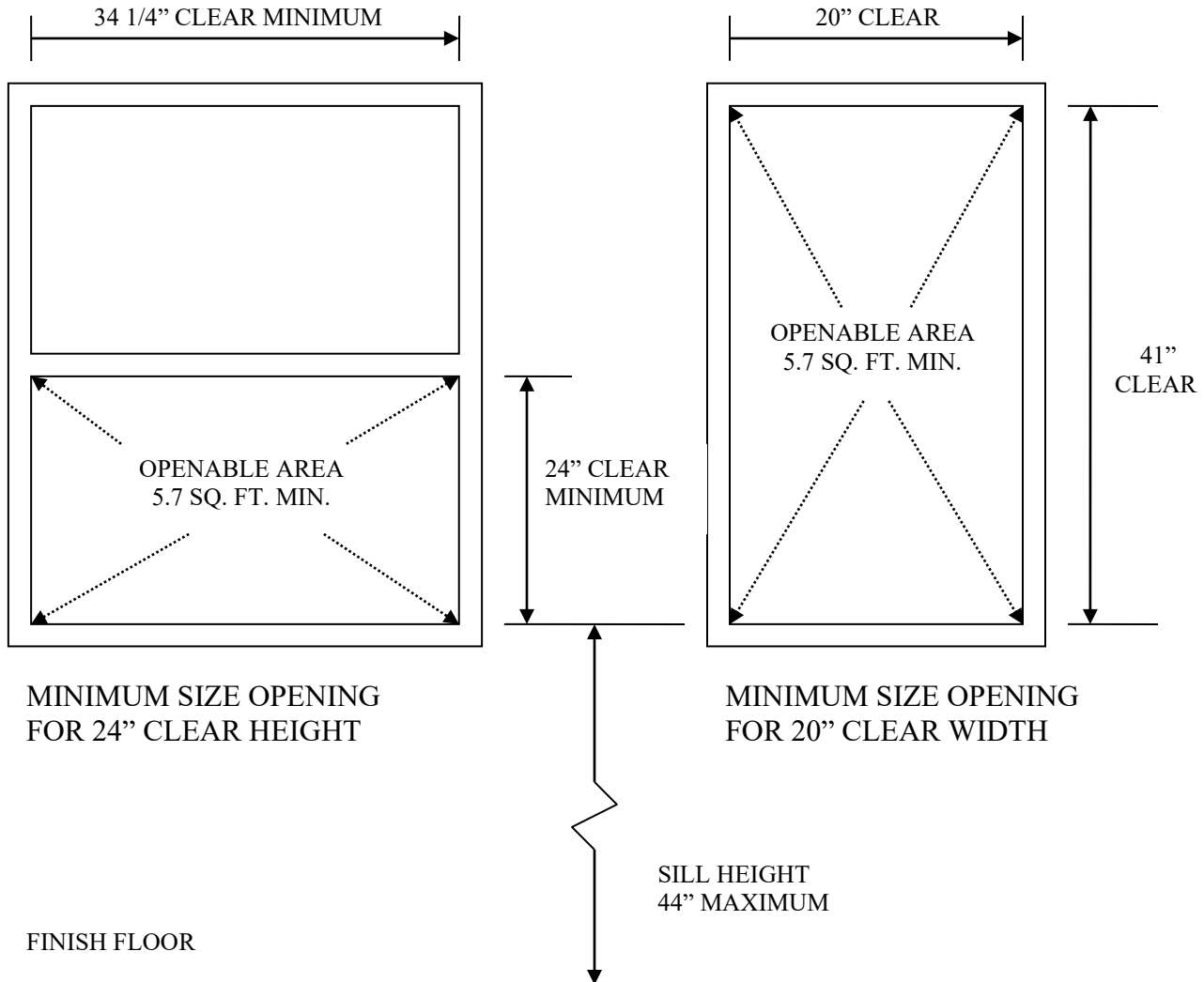


Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.

Window wells with a vertical depth below the adjoining ground exceeding 44 inches shall be equipped with a permanently affixed ladder or steps. The ladder or steps shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well. Ladder rungs shall have a minimum net width of 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.

The window may open under a deck or porch provided the location of the deck allows the window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

EMERGENCY ESCAPE AND RESCUE WINDOWS



Minimum Net Clear Width/Height Requirements for Emergency Escape & Rescue Openings (Inches)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Basements and every sleeping room shall have at least one openable window or door approved for emergency escape and rescue that shall open directly to the outside.

- Emergency escape and rescue windows shall have a minimum net clear openable area of 5.7 square feet.
- In addition to the above requirement, the net clear opening width shall be a minimum of 20 inches, and the net clear opening height shall be a minimum of 24 inches. (Note that using both minimum width and height dimensions will not provide the minimum required area).
- The sill height shall be not more than 44 inches above the floor.

Exception: Emergency escape and rescue windows with a sill height of not more than 44 inches above or below the adjacent ground level shall have a minimum net clear opening of 5 square feet.