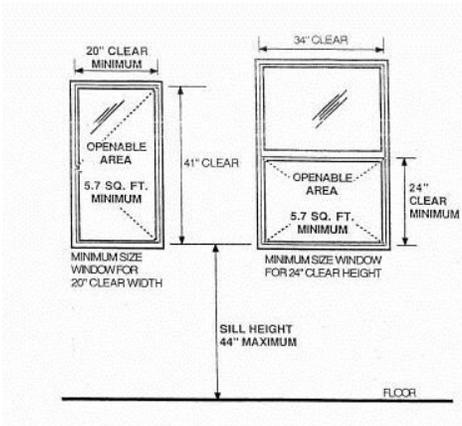


## Residential Egress Window & Window Well Requirements

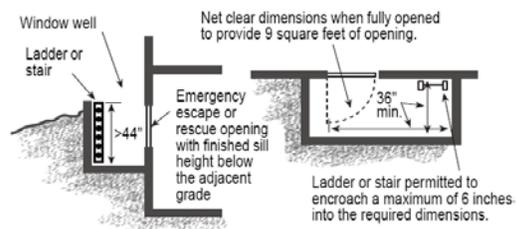
\*\*\*All documents are required to be submitted electronically\*\*\*

1. Basements in dwelling units and every sleeping room below the fourth story shall have as 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 are 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 are width dimension shall be 20".

### Window Openings



### Window Wells



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 windows 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.

\*\*\*PLEASE NOTE\*\*\* Any alteration of the foundation requires a plan or detailed drawing stamped by a structural engineer at the time of submittal of permit application. Inspection of the Foundation alteration by the engineer of record or their representative is required to be performed and verified to the Building Division prior to final approval of the project.

**Required Inspections: Rough Frame, Window Flash and Wrap, and Final Building – Close Permit.**