



Egress Window Code

Requirement Below Grade:

1. R310.2.1 Emergency and Escape Rescue Openings: shall have a net clear opening of 5.7 square feet. (width x height, divided by 144.) in inches.
2. R310.3.2 Area Wells. Area wells shall have a width of not less than 36", 9 square feet (0.9 m²) with a minimum horizontal projection and width of 36" inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.
3. R310.2.2 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". The area of the window well shall allow the emergency escape and rescue openings to be fully opened. R310.2.3.
4. R310.2.2 Windowsill Height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor where the sill height is below grade. It shall be provided with a window well in accordance with section R310.2.3.
5. R502.6, & R502.10 Bearing and framing of floor joist.
6. R310.4 Bars Covers and Screens.
7. R310.3.2.2 Drainage.
8. R308.4.2 Gazing Adjacent to Doors and Ramps. Shall be considered a hazardous location and be required to have safety glazing.

Exceptions:

- i. Where glazing is adjacent to a walking surface and a horizontal rail is installed at 34 to 38 inches above the walking surface.
- ii. Glazing 36 inches or more measured horizontally from the walking surface.

9. R308.4.3 Glazing in Windows. Glazing in an individual fixed or operable panel that meets all the following conditions shall be considered to be a hazardous location.
- i. The exposed area of an individual pane is larger than 9 square feet.
 - ii. The bottom edge of the glazing is less than 18 inches.
 - iii. The top edge of the glazing is more than 36 inches above the floor.
 - iv. One or more walking surfaces are within 36 inches of the glazing.

Window Fall Protection:

10. R312.2.1 Windowsills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following.
- i. Operable window openings will not allow a 4-inch diameter sphere to pass through where the openings are in their largest opened position.
 - ii. Operable window openings are provided with window fall prevention devices that comply with ASTM 2090.
 - iii. Operable window openings are provided with window opening control devices that comply with 312.2.2.

Windows in sleeping rooms in an existing building, to be replaced with the largest clear opening of window area possible. (Such as replacement with a casement instead of a slider) To maximize opening window egress area in sleeping areas.

NOTE: Plans and Specs shall not be changed, modified, or altered without authorization from the City of Deer Lodge Building Codes.