

## **REQUIREMENTS FOR EGRESS WINDOWS IN SLEEPING ROOMS**

International Residential Code Section R310

Every basement needs to have any egress window. If basement is finished off with sleeping rooms, than every sleeping room needs to have an egress window.

**Egress Window:** A window that opens directly to the exterior of the building.

### **Specific Requirements**

- Minimum opening area for below grade = 5.7 square feet or 820.8 square inches
- Minimum opening area for above grade = 5 square feet
- Minimum opening height = 24 inches
- Minimum opening width = 20 inches
- Maximum sill height = 44 inches from floor

### **Requirements for Window Wells**

- Required where sill of window is below grade
- The window needs to be able to fully open
- Minimum dimensions = 3 feet x 3 feet
- If depth is greater than 44 inches, than a ladder is required.

### **Requirements for Ladders**

- Ladder rungs can not have more than 12 inches between them
- Ladder rungs can not be more than 18 inches from center to center
- Ladder can not extend more than 6 inches into required dimension for window well and can not prohibit the window from fully opening

**See Reverse Side for an Illustration**