

Egress Window and Window Well Information

BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R310.1 AS AMENDED BY NORTH DAKOTA STATE BUILDING CODE

A building permit is required before starting construction if changing the size of the existing window.

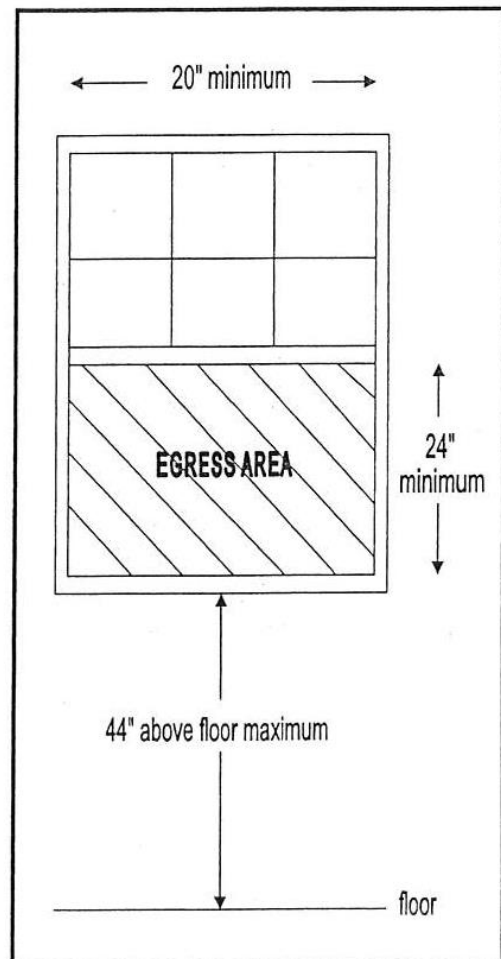
Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44" (1118 mm) above the floor. When a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulk head enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section 310.2.

EXCEPTIONS:

- 1) Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58m²)
- 2) Below grade emergency escape and rescue windows may have a maximum sill height of 48".

Examples of
EGRESS WINDOW DIMENSIONS

Above Grade 5.7 sq. ft.		At Grade * 5.0 sq. ft.	
Width	Height	Width	Height
20	41	20	36
20 ½	40	20 ½	35 ⅝
21	39 ⅙	21	34 ¼
21 ½	38 ⅙	21 ½	33 ½
22	37 ⅝	22	32 ¼
22 ½	36 ½	22 ½	32
23	35 ¾	23	31 ¼
23 ½	34 ⅞	23 ½	30 ⅝
24	34 ¼	24	30
24 ½	33 ½	24 ½	29 ⅝
25	32 ⅞	25	28 ¾
25 ½	32 ¼	25 ½	28 ¼
26	31 ⅝	26	27 ¾
26 ½	31	26 ½	27 ⅙
27	30 ⅝	27	26 ⅝
27 ½	29 ⅞	27 ½	26 ⅙
28	29 ⅜	28	25 ¾
28 ½	28 ¾	28 ½	25 ¼
29	28 ¼	29	24 ⅞
29 ½	27 ⅞	29 ½	24 ⅝
30	27 ⅜	30	24
30 ½	26 ⅞		
31	26 ½		
31 ½	26 ⅙		
32	25 ⅝		
32 ½	25 ¼		
33	24 ⅞		
33 ½	24 ½		
34	24 ⅙		



R310.2 – Window Well

R310.0 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 of nine (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 six (6) inches into the required dimensions of the window well.

Local Amendment to Section R310: “Exception: Below grade emergency escape and rescue window may have a maximum sill height of 48 inches.”

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 three (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.

R310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

