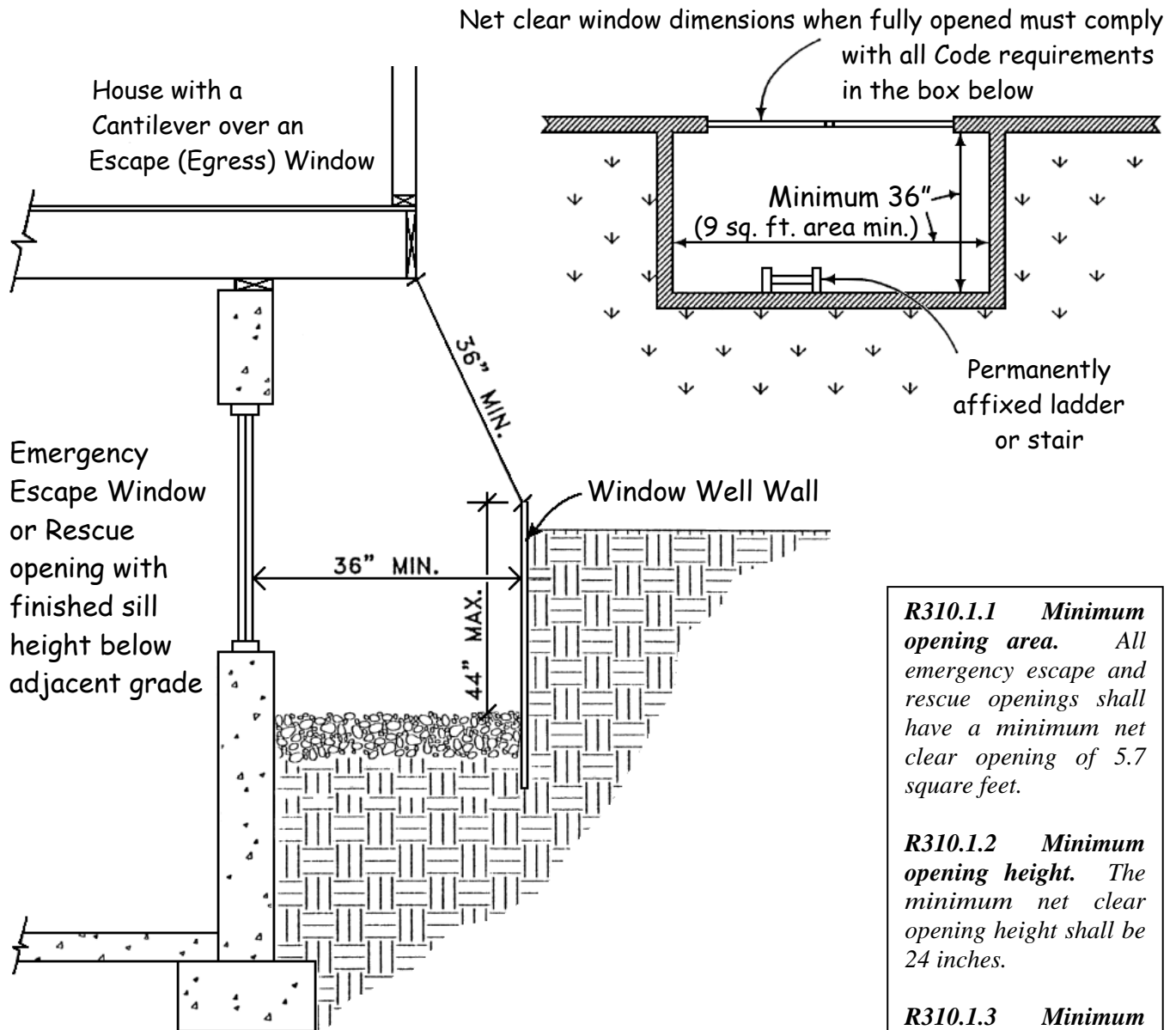


EMERGENCY ESCAPE (EGRESS) WINDOW WITH WINDOW WELL



R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operation from the inside of the room without the use of keys, tools or special knowledge.

1. All window wells shall have a minimum distance of 36" from window pane to back of well, and minimum area of 9 sq. ft. (**R310.2 Window Wells.** The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches.)
2. All window wells with a vertical **depth of more than 44"** shall be equipped with an approved, permanently affixed ladder or stair (permitted to encroach a maximum of 6" into required well dimensions).
3. Any grates or domes on window wells require an approved release mechanism.
4. Any house with a cantilever over an emergency escape (egress) window must have a clearance from the cantilever to the top edge of the window well of 36" minimum.