



Technical Information BASIC REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE WINDOWS

BP-59

Department of Building and Planning

Basements and every sleeping room below the fourth story are required to have at least one operable window or door approved for emergency escape or rescue that opens directly onto a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of keys or separate tools.

ESCAPE WINDOW

- Minimum 5.7 square feet of openable area (.53 m²)
- Minimum 24" high clear opening (610 mm)
- Minimum 20" wide clear opening (508 mm)
- Top of sill a maximum of 44" above finished floor

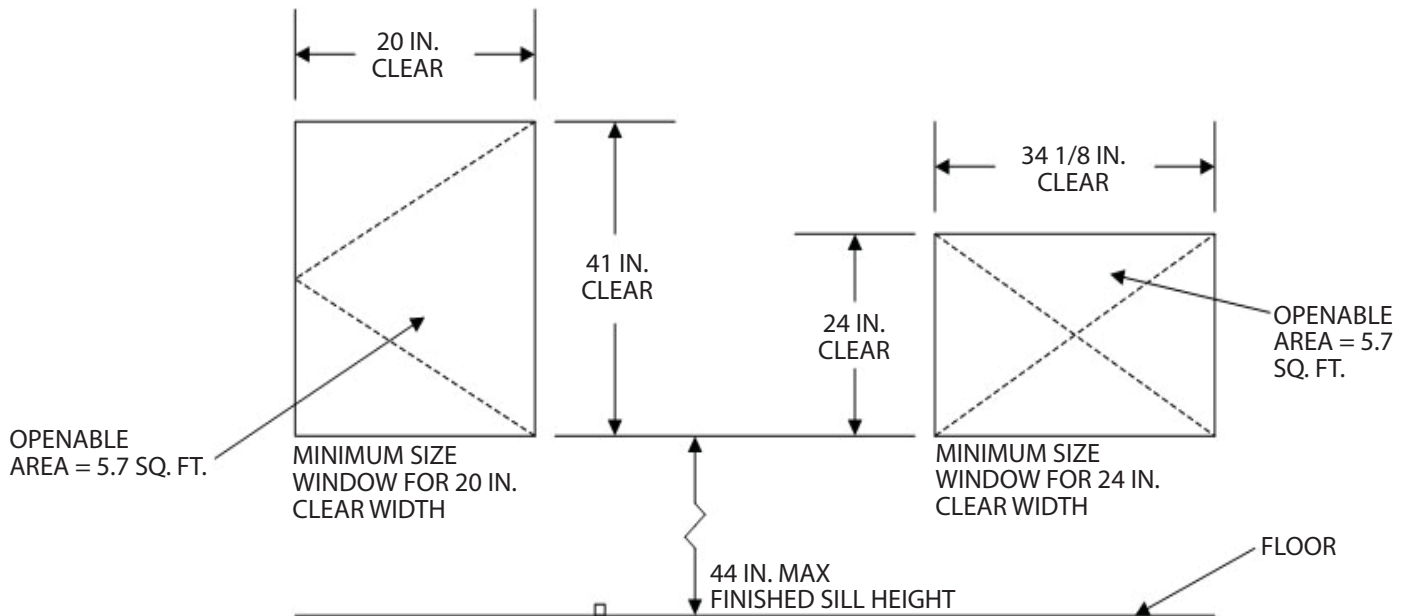
EXCEPTION: Grade floor or below grade openings are permitted a minimum net clear opening of five (5) square feet.

WHERE REQUIRED

- One in each sleeping room
- Minimum of one in each basement unless sleeping rooms are provided; then required in each room

GRADE FLOOR OPENING

A window or other opening located such that the sill height of the opening is not more than 44 inches (1118 mm) above or below the finished ground level adjacent to the opening.



Minimum Width/Height Requirements for Emergency Escape and Rescue Window Opening (inches*)																
Width	20	20.5	21.5	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27	
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4	

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2	
Height	29.8	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24	24	

* 1 inch = 25.4 mm

WINDOW WELL

- Minimum 36" x 36"
- Minimum 9 square feet net clear opening floor area
- Top of wall a maximum of 44" above the floor of the well without ladder or steps
- A guardrail is not required unless an exit way ad-joins the well.
- Provide for drainage at bottom of well

DEEP WELLS

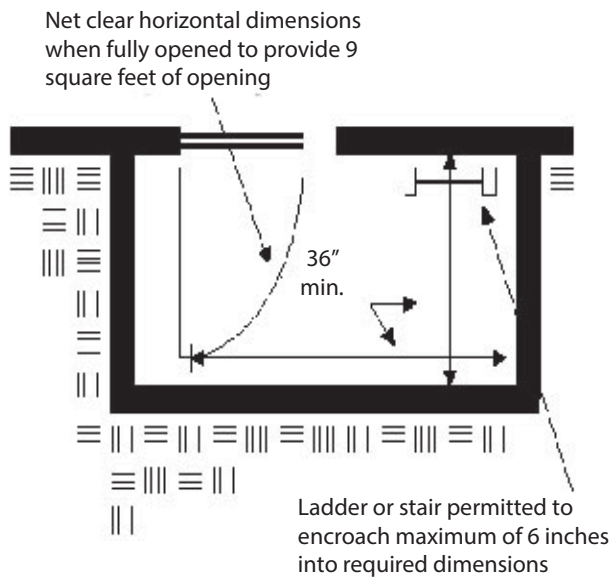
- If the top of the window well wall is more than 44" above the floor of the well, either a permanently fixed ladder or stair egress is required
- The ladder or stair may encroach a maximum of 6" into the required clear floor area

LADDER EGRESS

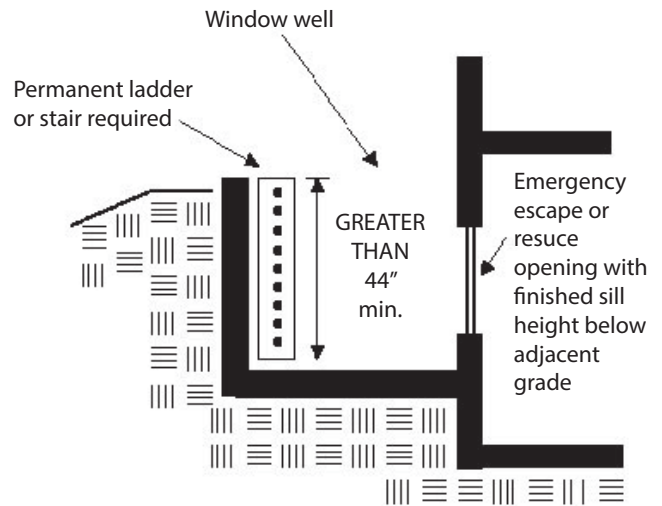
- At least 12" in width
- Rungs not more than 18" on center
- Minimum 3" toe space
- Permanently attached
- Shall extend to top of wall

STEPPED EGRESS

- Sufficient foot hold must be provided when using materials such as segmental block units to construct window well
- Rise and run sufficient to provide emergency egress.



Plan View



Section

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation. For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the appropriate division or staff.