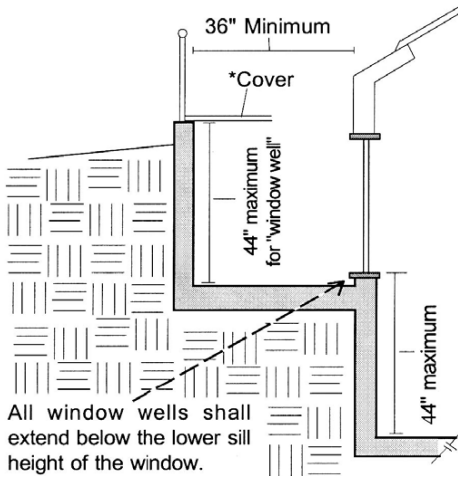




Ref: IRC 310, IBC 1026

Illustrative Interpretation Below-Grade Bedroom Egress Window



If the window well depth exceeds 44”:

1. An area-way with stairs or approved permanently affixed ladder at one end must be provided for emergency egress.
2. Area-way must have a guardrail.

***COVER:** Bars, grilles, grates, etc., may be installed, provided the devices are equipped with approved release mechanisms, which are operable from the inside without the use of a key or special knowledge or EFFORT.

WINDOW:
 Min. openable area 5.7 square feet
 Min. height 24 inches
 Min. width 20 inches
 Max. finished sill height 44 inches to bottom of opening

*Section 310.1 sets forth **three** minimum parameters that must be satisfied: minimum net clear area of 5.7 square feet, net clear opening height of 24 inches, and a net clear opening width of 20 inches. All three minimums must be satisfied. See below for a diagram of these requirements.*

