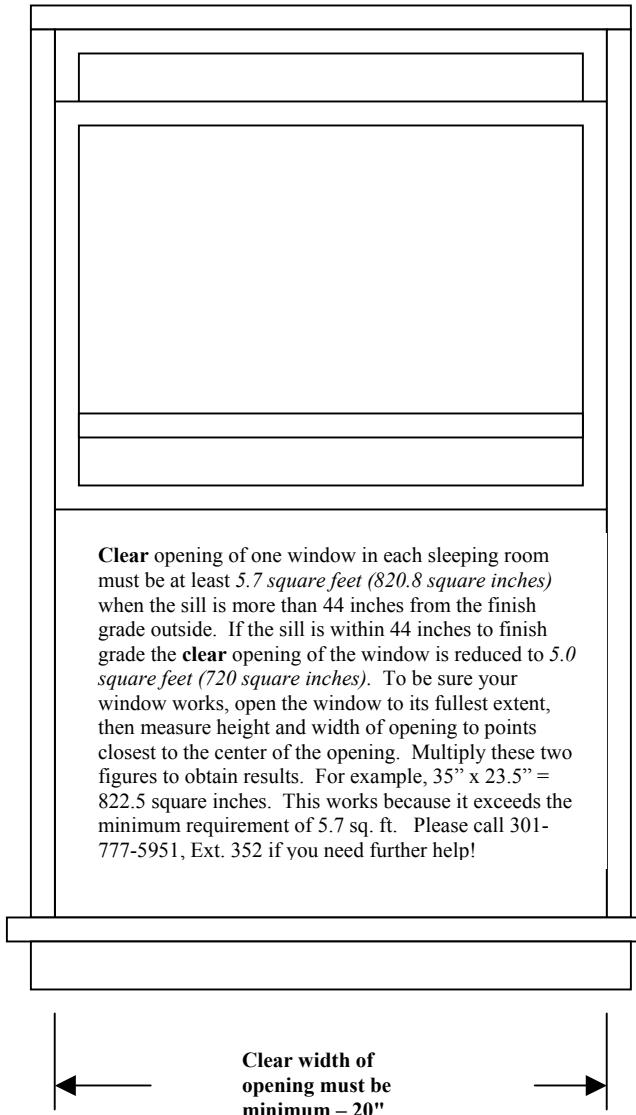
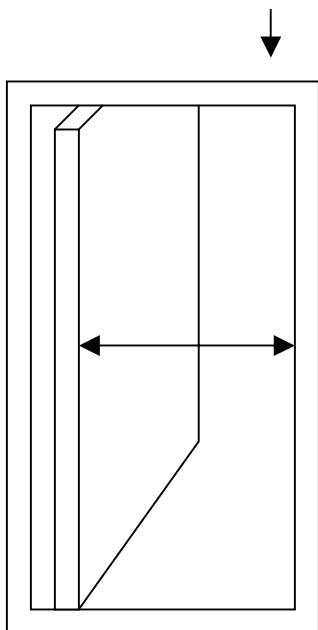


Residential Building Code (IRC 2000)

Requirements Frequently Misunderstood --

General Structural Safety –Egress Windows For Sleeping Rooms

For casement windows, the required clear opening and width/height dimensions are the same as for double-hung windows. Use caution here! You must measure from the window in its open position to the nearest component of the jamb that restricts the opening.



Openings are intended to permit rescue personnel in full gear to enter from a ladder, as well as to allow occupants to escape. Since the escape windows must be usable by all occupants, including children and guests, the required opening must be achieved by normal window operation, e.g., sliding, swinging, or lifting the sash. It is impractical to assume that all occupants or guests can quickly open a window that requires a special sequence of operations to achieve the required opening size. Time spent in an urgent situation trying to achieve the opening could result in delay, confusion and panic. Therefore, any impediment to escape or rescue caused by security devices, inadequate window size, or difficult operating mechanisms is not permitted.

NOTE: THE NECESSARY OPENING CANNOT BE ACHIEVED MULTIPLYING THE TWO MINIMUM DIMENSIONS!

The distance from the sill to the finish grade must be 44 inches or less (either down to grade or up to grade) for the clear window opening to be permitted to be as low as 5.0 square feet (720 square inches). All others must be at least 5.7 square feet (820.8 square inches). When the window is *below grade*, consult the IRC code book for other egress requirements related to the size of the areaway and possible need for ladder construction. Call number listed above if you need further help!

Grade