

EMERGENCY ESCAPE &

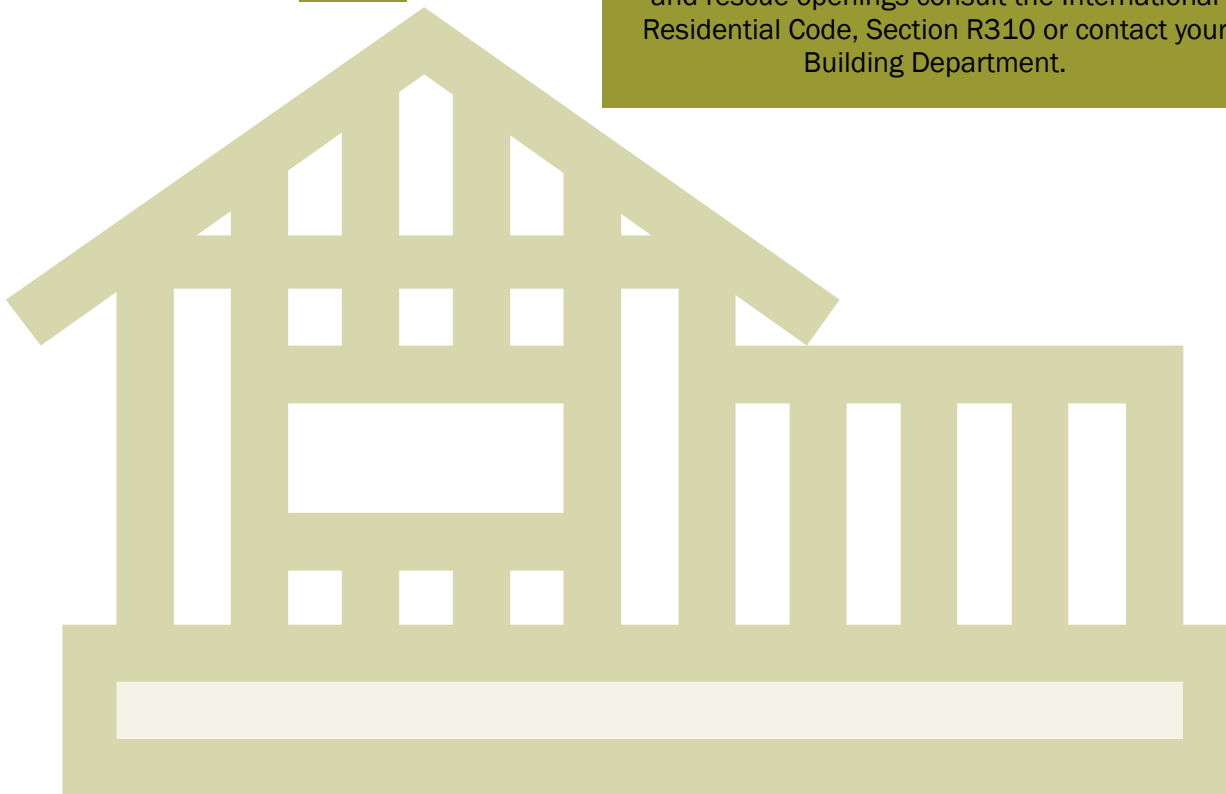
RESCUE UNDER DECKS

Emergency escape windows are allowed to be installed under decks and porches provided the location allows the emergency escape window to be fully opened and provides a path of travel not less than 36-inches in height to the yard.



A guard or cover is NOT Required for window wells.

For additional information about emergency escape and rescue openings consult the International Residential Code, Section R310 or contact your Building Department.



REQUIREMENTS

EGRESS WINDOWS

City of Alexandria Building Department

City Hall
704 Broadway
Alexandria, MN 56308
(320) 763-6678



What is an Egress Window?

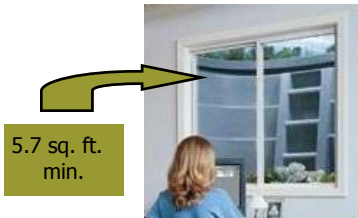
An egress window is intended to provide an emergency exit from a dwelling and also provide an entry point for rescue personnel.



REQUIREMENTS

Basements and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening directly to the outside. (R310.1)

Exception: Basements used only to house mechanical equipment and not exceeding total floor areas of 200 square-feet.



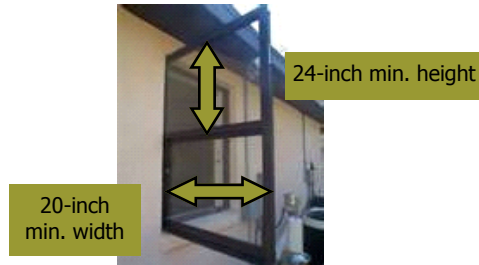
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: Grade floor openings shall have a net clear opening of 5 square-feet. A grade floor opening is not more than 44-inches above or below finished grade.

NET CLEAR AREA DETAILS

The minimum net clear opening height shall be 24-inches.

The minimum net clear opening width shall be 20-inches.



The net clear opening dimension requirements shall be obtained by the normal operation of the emergency escape and rescue opening from the inside, without special knowledge or tools.

SILL HEIGHT REQUIREMENT

When windows are provided as a means of escape and rescue they shall have a sill height of not more than 44-inches above the floor.



WINDOW WELLS

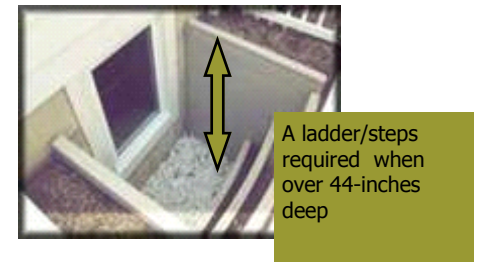
The minimum horizontal area of the window well shall be 9 square-feet, with a minimum projection and width of 36-inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

WINDOW WELL LADDER & STEPS

Window wells with a vertical depth greater than 44-inches shall be equipped with permanently affixed ladder or steps usable with the window in the fully opened position.

Ladders or rungs shall have an inside width of at least 12-inches, shall project at least 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.

The ladder or steps are permitted to encroach a maximum of 6-inches into the required dimensions of the window well.



Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, provided such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation.

