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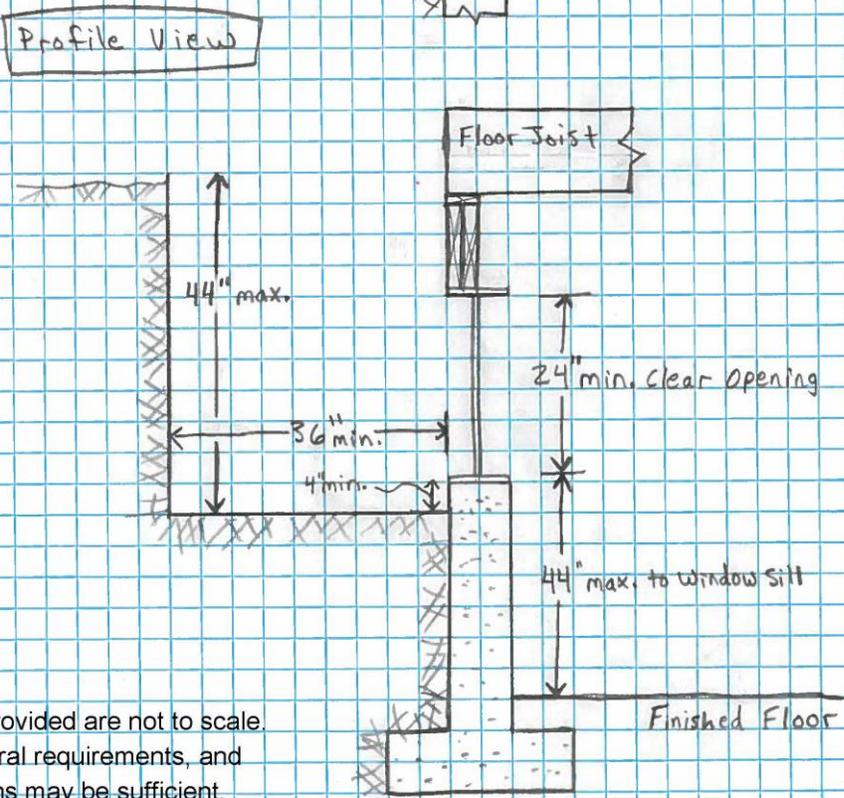
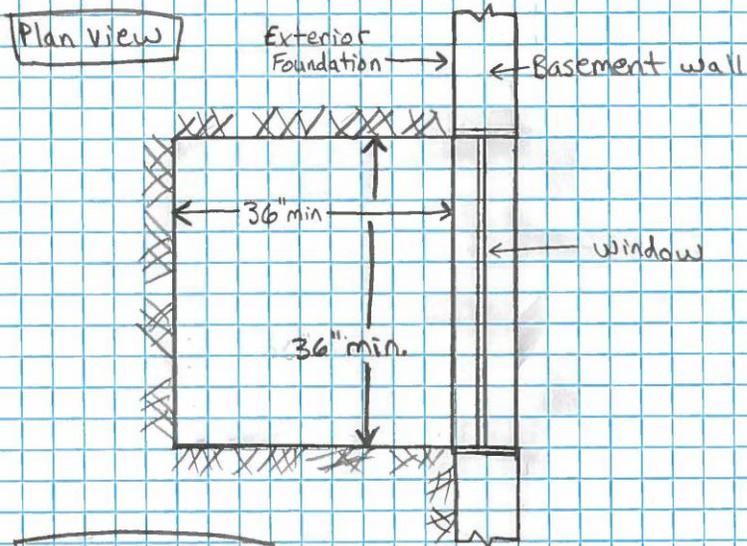
EGRESS WINDOW EXIT

An egress window exit is required for legal bedroom designation in a real estate transaction, but more importantly it provides for an escape from a basement room in the event of an emergency. An egress window may be installed during original construction (for newer homes) or it may be installed as an update to older homes.

There are several requirements that must be met when installing an egress window that are outlined below: (check local code office to confirm the information herein)

1. Maximum distance between the interior finished floor and the lowest openable area of the window is 44 inches. Typically this is the window sill.
2. The overall open area of a window (area of the window which is passed through) must be a minimum of 5.7 square feet.
3. The minimum clear area (ground area in a window well) should be 6 feet.
4. Certain covers, grates or bars can be placed over the window well to prevent accidental falls into the window well provided they meet specific conditions (no locks, easily operated from below, equipped with release mechanism, etc.)
5. The minimum opening height is 24 inches and width is 20 inches. Note a window opening of 20 x 24 inches does not meet the 5.7 square feet requirement for overall open area. A window with a 20 inch width requires 42 inch height and a window with 24 inch height requires 34 inch width.
6. Window wells with a depth greater than 44 inches must be equipped with a ladder.

The guidelines above for opening height, width and open area are minimums. I strongly recommend identifying each person that will be using the egress exit and ensuring they will be able to quickly and safely exit in the event of an emergency; in my opinion a larger opening will be easier to use. I also recommend installing a ladder in all egress window wells to ensure people of all ages have an adequate means of exit. The 44 inch maximum window well height may be difficult for small children or elderly individuals to overcome without a ladder.



The sketches provided are not to scale.
 These are general requirements, and
 other installations may be sufficient.