

EMERGENCY ESCAPE & RESCUE OPENINGS

(WINDOWS & WINDOW WELLS)

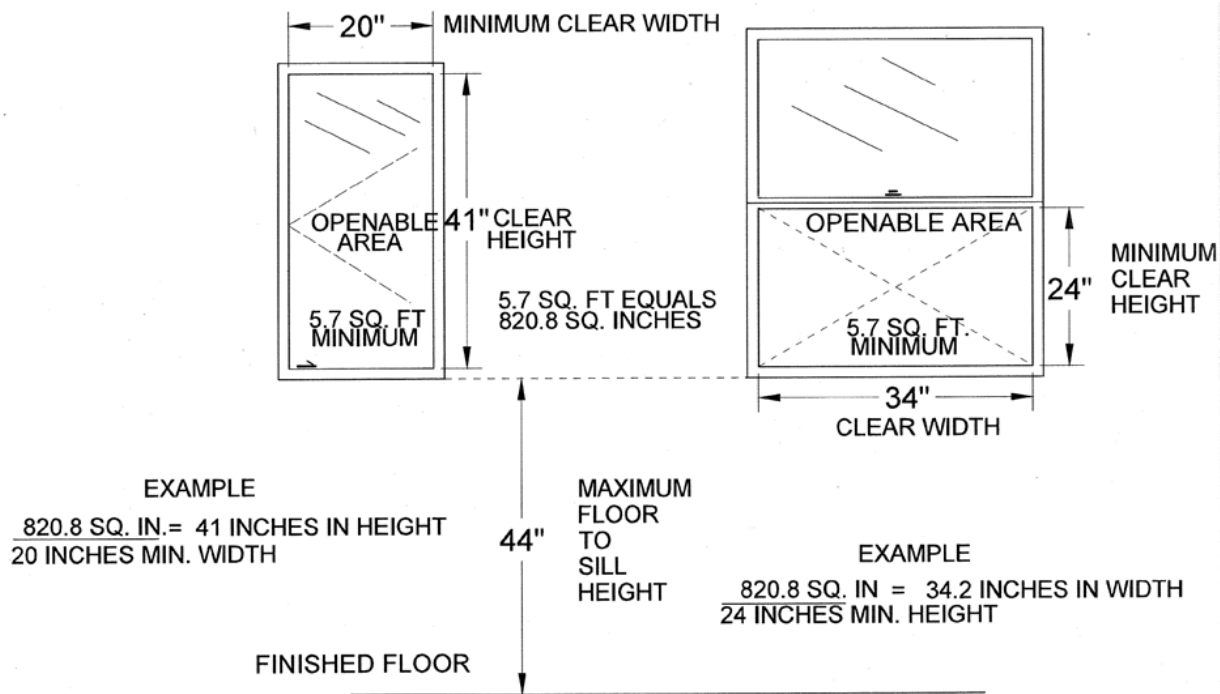


In addition to the means of egress required by code, provisions shall be made for emergency escape and rescue in residential occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions: Basements used only to house mechanical equipment and having no more than 200 square feet in floor area shall not be required to have emergency escape windows.

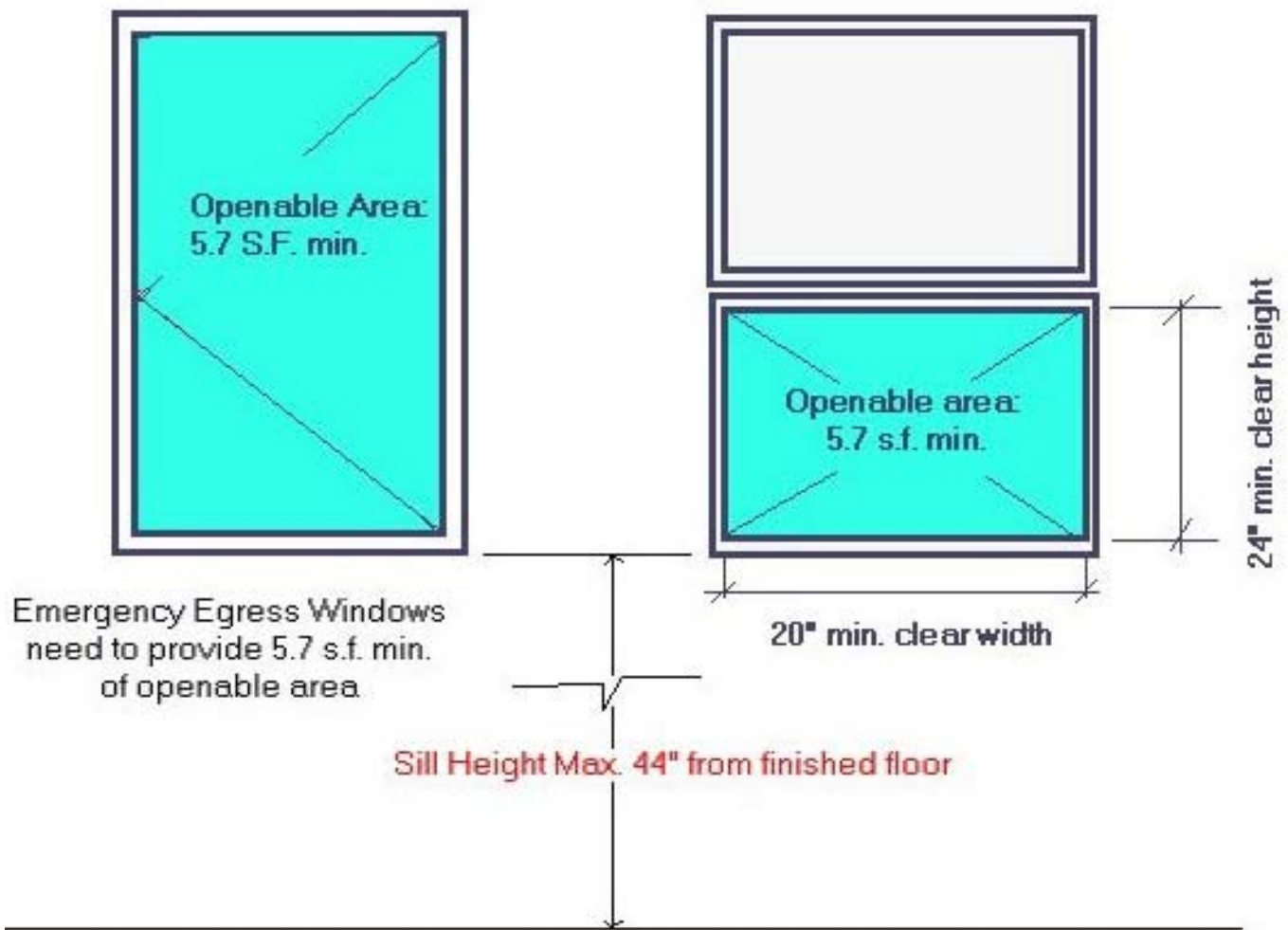
Emergency Escape Opening Dimensions



Minimum size: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. *Exception: The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet.*

Minimum dimensions: The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening. Maximum height from floor: Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

Emergency escape and rescue windows are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exit balcony that provides access to a public way.



Operational constraints:

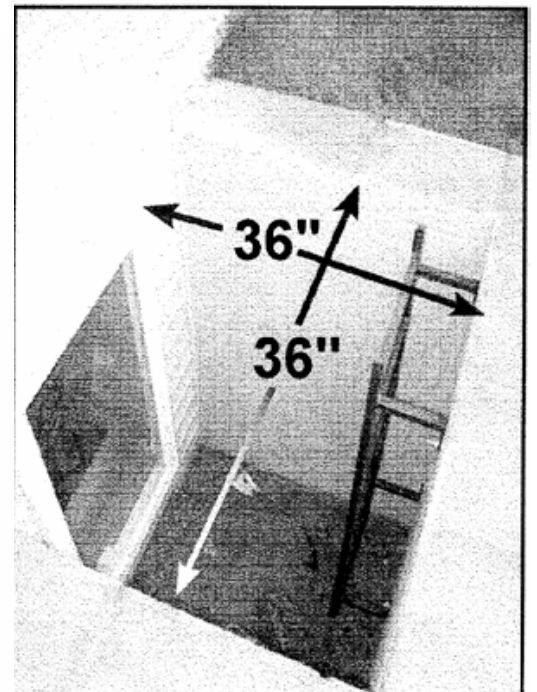
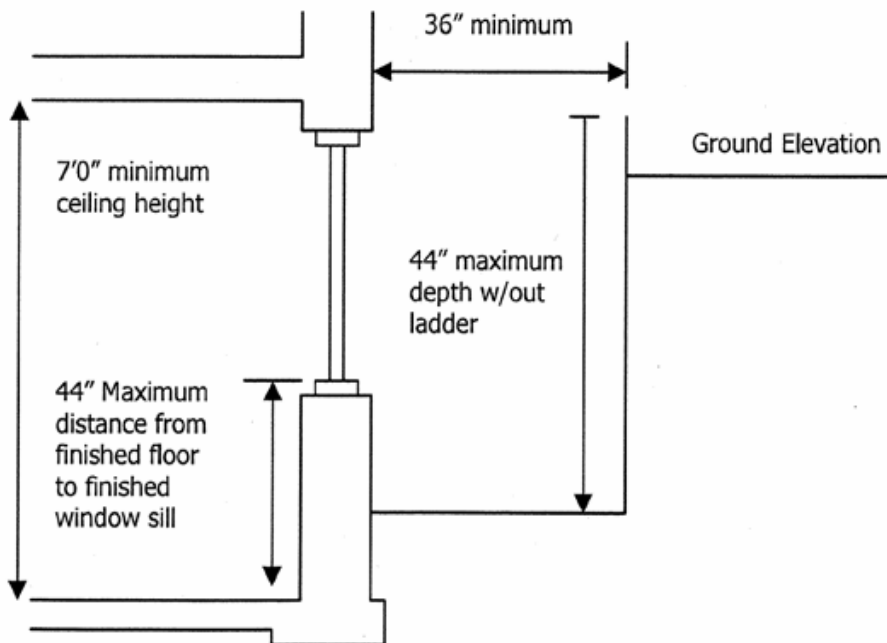
Emergency escape and rescue openings and any doors shall be maintained free of any obstructions other than those allowed by this section shall be operational from the inside of the room. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with minimum size requirements and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or effort or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed, smoke alarms shall be installed regardless of the valuation of the alteration. The release mechanism** shall be maintained operable at all times.

** Obtain approval from the Sandy Building Safet Department for such devices.

Window wells:

An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with the following:

- Minimum size: The minimum horizontal area of the window well shall be 9 square feet, with a minimum dimension of 36 inches.
- The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
- Easy access to mechanism shall be maintained and operable at all times.



Ladders or steps:

Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or steps. 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 shall not encroach into the required dimensions of the window well by more than 6 inches.

The ladder or steps shall not be obstructed by the emergency escape and rescue opening. Ladders or steps required by this section are exempt from the stairway requirements.

