



# DEPARTMENT OF COMMUNITY DEVELOPMENT

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## HELPFUL BUILDING GUIDELINES

### Emergency Egress Windows

**Where they are required;** Basements, habitable attics and EVERY sleeping room.

\*Not required in basements used only to house mechanical equipment and not exceeding 200 square feet.

ALL Emergency Escape and Rescue Openings shall open directly into a public way or to a yard or court that opens to a public way.

**Minimum Net Clear Opening:** 5.7 square feet.

\*Above grade openings shall have a minimum net clear opening of 5 square feet.

**Height:** 24 inches Min

**Width:** 20 inches Min

**Sill height:** 44 inch Max above finished floor.

\*All Emergency escape and rescue openings shall be operations from the inside of the room without the use of keys, tools or special knowledge.

#### Window Wells (R310.2);

When the finished sill height is located below grade.

**Minimum Size:** 9 square feet

**Horizontal Projection:** 36 inches

\*Must allow the emergency escape and rescue opening to be fully opened.

#### Ladders/Steps (R310.2.3.1);

Required when the vertical depth is greater than 44" inches.

**Inside Width:** 12 inch minimum

**Projections:** 3 inch minimum

**Spacing:** 18 inch on center maximum.

\*Drainage shall comply with R405.1 unless it is determined that the well is located on well-drained soil or sand-gravel mixture soil according to Table R405.1

#### Located below a deck/porch (R310.2.4);

Allowed as long as the emergency escape window can be fully opened and there is a path with a clear height not less than 36" to a yard or court.

#### Doors (R310.3);

Must be side hinged or sliding. If below grade, it must be provided with a window well .

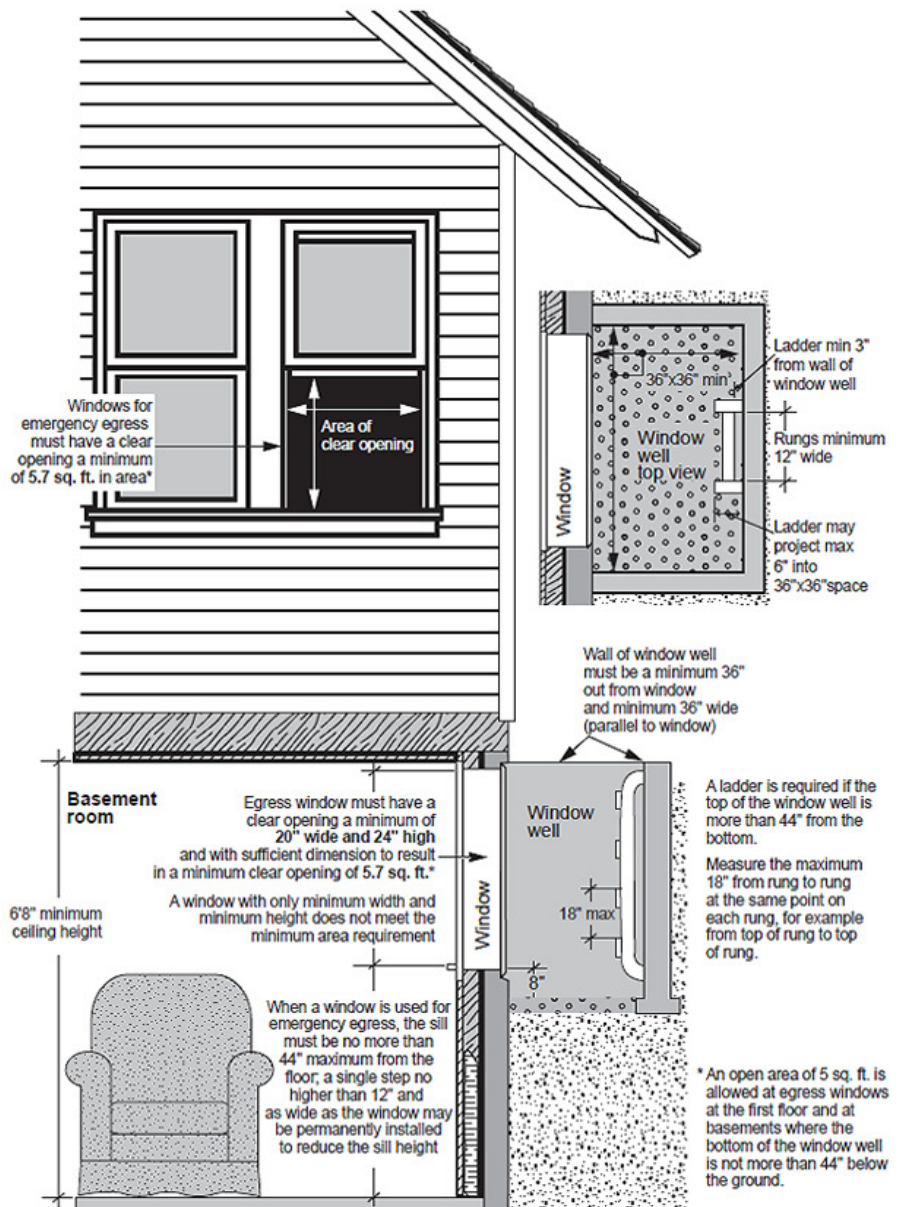
Openings must meet the minimum openings as list in (R310.3.1)

#### Bars, grilles, covers and screens (R310.4);

Allowed as long as the devices releasable and removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening and it does not encroach on the net clear opening requirement of R310.2.1

#### Dwelling Additions (R310.5);

Each new sleeping room shall contain an emergency egress opening. Each new basement shall contain an emergency escape and rescue opening. Some exceptions apply.



**DISCLAIMER:** This handout has been created by Tazewell County Community Development to assist with code compliance under the 2018 International Residential Code and is not intended to cover all circumstances. For further questions please check with the Department.