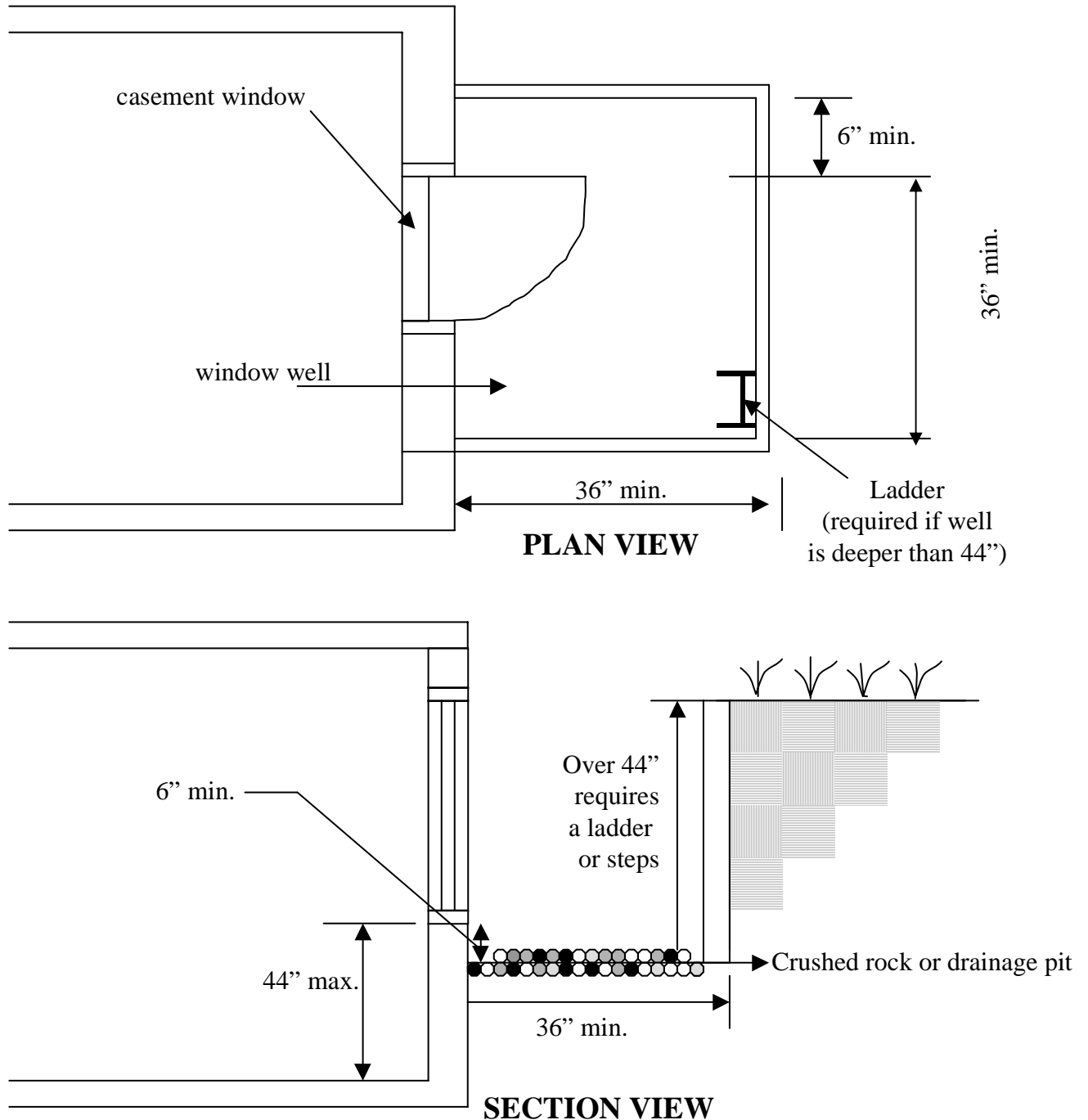


BASEMENT EGRESS WINDOW

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

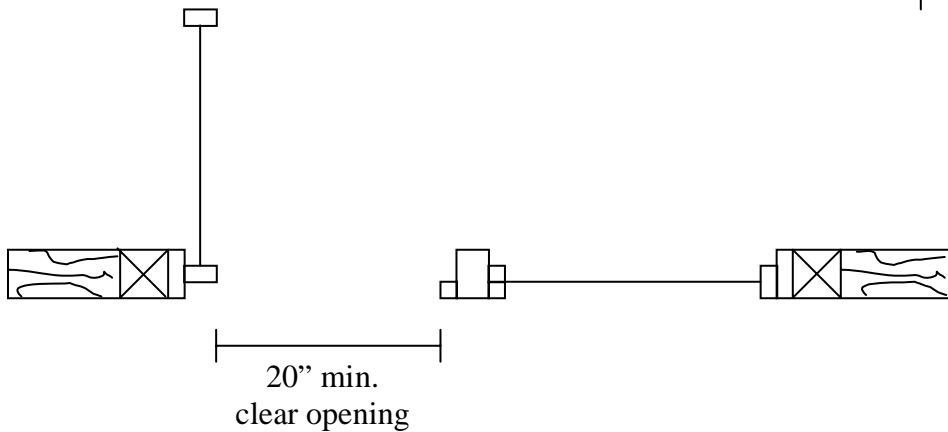
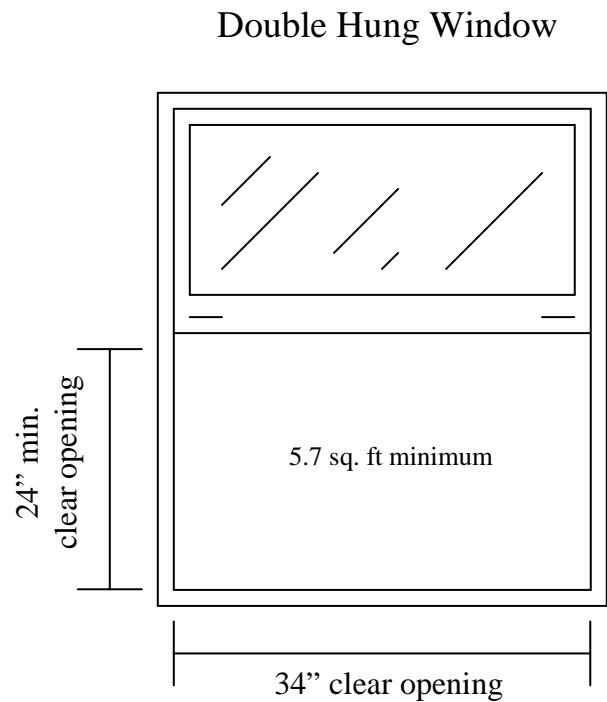
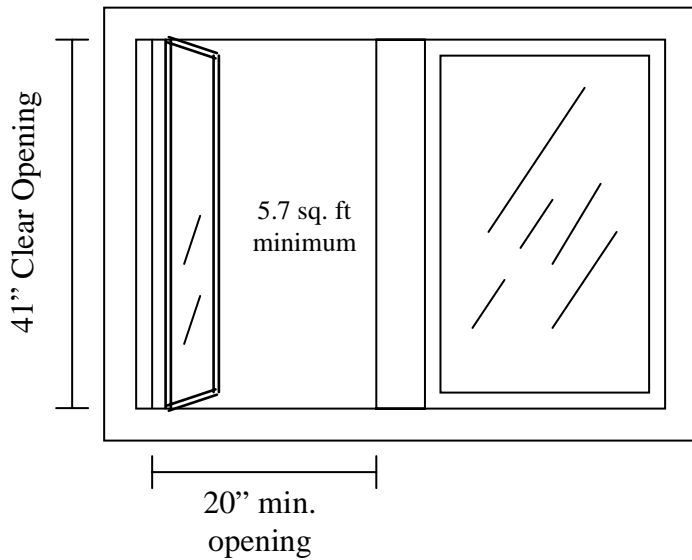
1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with minimum dimension of 36 inches.
2. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open positions. The ladder or stairs shall not encroach into the required dimensions of the window well more than 6 inches.



EGRESS WINDOW INFORMATION

EGRESS WINDOWS SHALL HAVE 5.7 SQUARE FEET MINIMUM OPENABLE AREA

- U.B.C. Sec. 310.4 - Every sleeping room below the 4th story shall have at least one egress window
- Clear openable area of window shall be 5.7 square feet minimum.
- Minimum net clear opening height dimensions shall be 24" for double hung windows.
- Minimum net clear opening width dimension shall be 20" for casement windows.
- Egress window shall have a finished sill height no more than 44" above finished floor.
- An operable exterior door or patio door also serves as an emergency egress and rescue to outside.
- Any work valued at \$1,000.00 or more requires that smoked detectors be installed on each level and in each bedroom.
- Replacement of a MAJORITY of the windows and doors requires that combustion air be installed.



EMERGENCY ESCAPES

Every bedroom and each basement shall have not less than one operable window or door approved for emergency escape or rescue. The emergency door or window shall be operable from the inside to provide a full clear opening without the use of separate tools.

Escape or rescue windows shall have a minimum net clear *openable* area 5.7 square feet. The minimum net clear *openable* height shall be 24 inches and the net clear *openable* width shall be 20 inches. The maximum finished sill height shall be not more than 44 inches above the floor. Windows less than 44 inches above grade may have a minimum net clear *openable* area of 5.0 square feet.

Escape or rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells shall comply with the following:

- 1) The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening area of 3 feet by 3 feet.
- 2) Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window full opened. The ladders or stairs may not extend into the required 3 foot by 3 foot area by more than 6 inches.
- 3) Window wells shall be constructed of materials suitable for ground contact and Window frames shall be kept a minimum of 6 inches from soil in any direction.