

Loudon County Planning & Codes

EMERGENCY ESCAPE AND RESCUE OPENINGS



(Note: Omits some text and exceptions refer to the 2012 IRC for exact details and all text.)

310.1 Emergency escape and rescue openings. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such openings shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section 310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

- 310.1.1 Minimum opening area.** 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 minimum net clear opening of 5 square feet.
- 310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches.
- 310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches.

310.1.4 Operational Constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet with a minimum horizontal projection and width of 36 inches.

310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open 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.

310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. And shall meet 310.1.1 & 311.7.10.2.

310.4 Bars, grilles, covers, and screens. Bars, grilles covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, provided the minimum net clear opening size complies with Section 310.1.1 to 310.1.3, and 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 of the escape and rescue opening.

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

The opening shall be considered to be on the **Grade Floor** if the exterior grade is equal to or less than 84'' below the windows' sill height.

