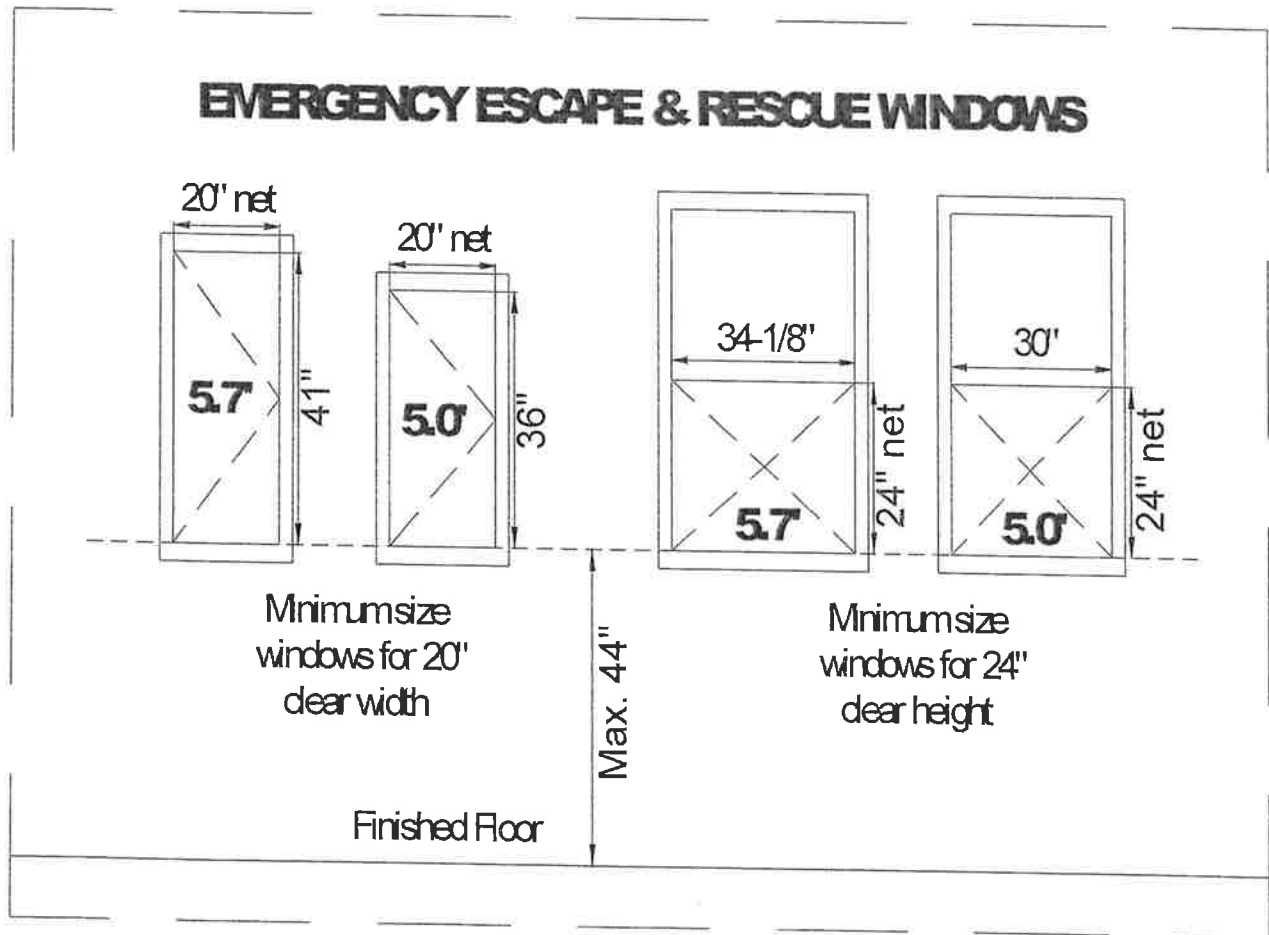


RESIDENTIAL EGRESS WINDOWS

Emergency escape & rescue window requirements



City of Aberdeen
Building Inspection Dept.
(605) 626-7017
2015 IRC – pamphlet revised 2/22/18



PERMIT REQUIREMENTS

Any owner or owner's authorized agent who intends to construct, enlarge, alter, or replace windows or entrance doors is required to obtain the proper building permit.

REPLACEMENT OF EXISTING WINDOWS

Existing emergency and rescue (egress) windows, in accordance with Aberdeen, SD Ordinance 12-21 (24) are subject to the following requirements;

Window replacement. Notwithstanding any provision of the adopted International Residential Code to the contrary, the following provisions shall apply when replacing windows.

a. Definitions.

Rough opening means the opening in a wall where the window unit is to be installed.

Clear opening means the clear, free space that exists when the window is fully open.

b. Where a new window unit is to be installed without changing the size of the rough opening, and the new window unit has a clear opening equal to or greater than the window unit being replaced, the new window unit need not meet the egress requirements found in the adopted residential code.

c. Where a new window unit is to be installed but the rough opening is increased in any dimension, the new window unit must meet all applicable egress requirements found in the adopted residential code.

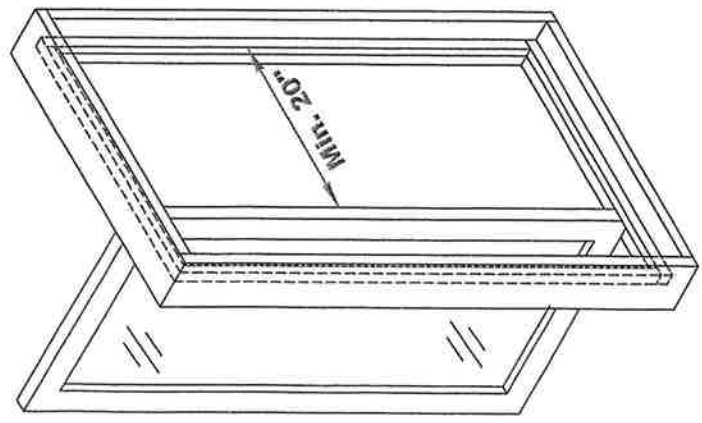
d. Where a new window unit is to be installed, the rough opening may be reduced only if the installation of the new window unit would increase the clear opening as compared to the existing window unit.

ADDITIONAL REQUIREMENTS

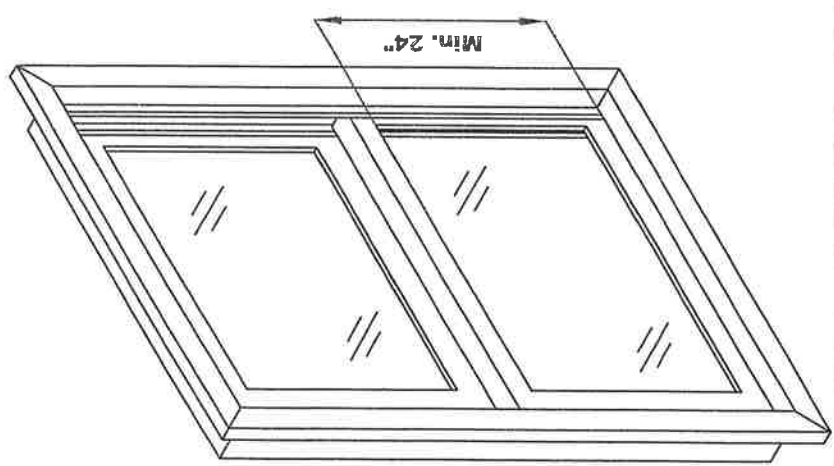
1. Dwellings having unfinished basements shall be required to provide/install an egress window when any portion of the area becomes converted to a habitable area. The egress window requirements shall be subject to the current adopted building codes.
2. Decks shall not be constructed in a manner to block, reduce, or have any other adverse effect on an egress path or component.
3. Every sleeping room, existing or newly created, shall have an emergency escape & rescue (egress) opening provided.
4. Replacement of existing windows shall not decrease or diminish an existing code compliant egress window.

MINIMUM REQUIREMENTS FOR EMERGENCY ESCAPE (EGRESS) WINDOWS

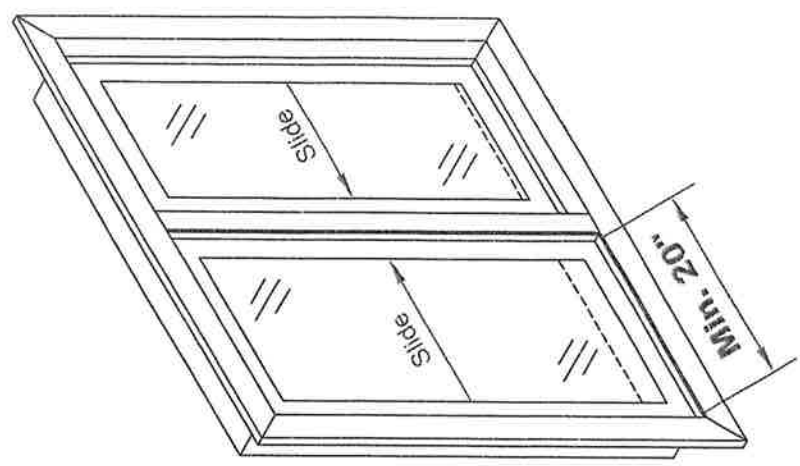
SINGLE CASEMENTS



DOUBLE-HUNG WINDOWS



SLIDER WINDOWS



- The minimum clear opening width for egress windows is illustrated in the above examples. The clear width shall be measured with the window fully open.
- The minimum net clear opening shall equal 5.7 sq. ft. for egress windows. The minimum net clear opening is allowed to be reduced to 5.0 sq. ft when the egress window is located at grade level.
- Egress windows must be operable from the interior of the room and not require any additional keys, tools or special knowledge to operate.
- Bars, grilles, and other covers/screens are permitted to be installed over egress windows provided that they not require any additional keys, tools, or knowledge to operate. They shall not reduce egress clear openings or require force greater than the egress window to open or operate.

BASEMENT EGRESS WINDOWS

BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE EGRESS WINDOW. THE EGRESS WINDOW MUST BE LOCATED WITHIN THE SLEEPING ROOM(S). WHERE BASEMENTS CONTAIN SLEEPING ROOMS, AN EGRESS WINDOW SHALL BE PROVIDED WITHIN EACH SLEEPING ROOM. EGRESS WINDOWS MUST OPEN TO THE EXTERIOR AND MUST LEAD DIRECTLY TO THE PUBLIC RIGHT-OF-WAY.

EGRESS WINDOWS MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 SQ. FT.

- GRADE LEVEL EGRESS WINDOWS ARE PERMITTED TO 5.0 SQ. FT. NET CLEAR OPENING

EGRESS WINDOWS LOCATED BELOW GRADE MUST BE PROVIDED WITH AN APPROVED WINDOW WELL

- IF THE VERTICAL DEPTH OF THE WINDOW WELL EXCEEDS 44", IT MUST BE PROVIDED AN APPROVED LADDER. THE LADDER MAY PROJECT INTO THE REQUIRED CLEAR AREA

EGRESS WINDOWS LOCATED UNDER DECKS OR PORCHES ARE PERMITTED ASSUMING THERE IS AN UNOBSTRUCTED PATH A MINIMUM OF 36" IN HEIGHT FOR THE LENGTH OF THE EGRESS PATH

(A GUARDRAIL WOULD BE REQUIRED FOR THE DECK BUT IS NOT SHOWN)

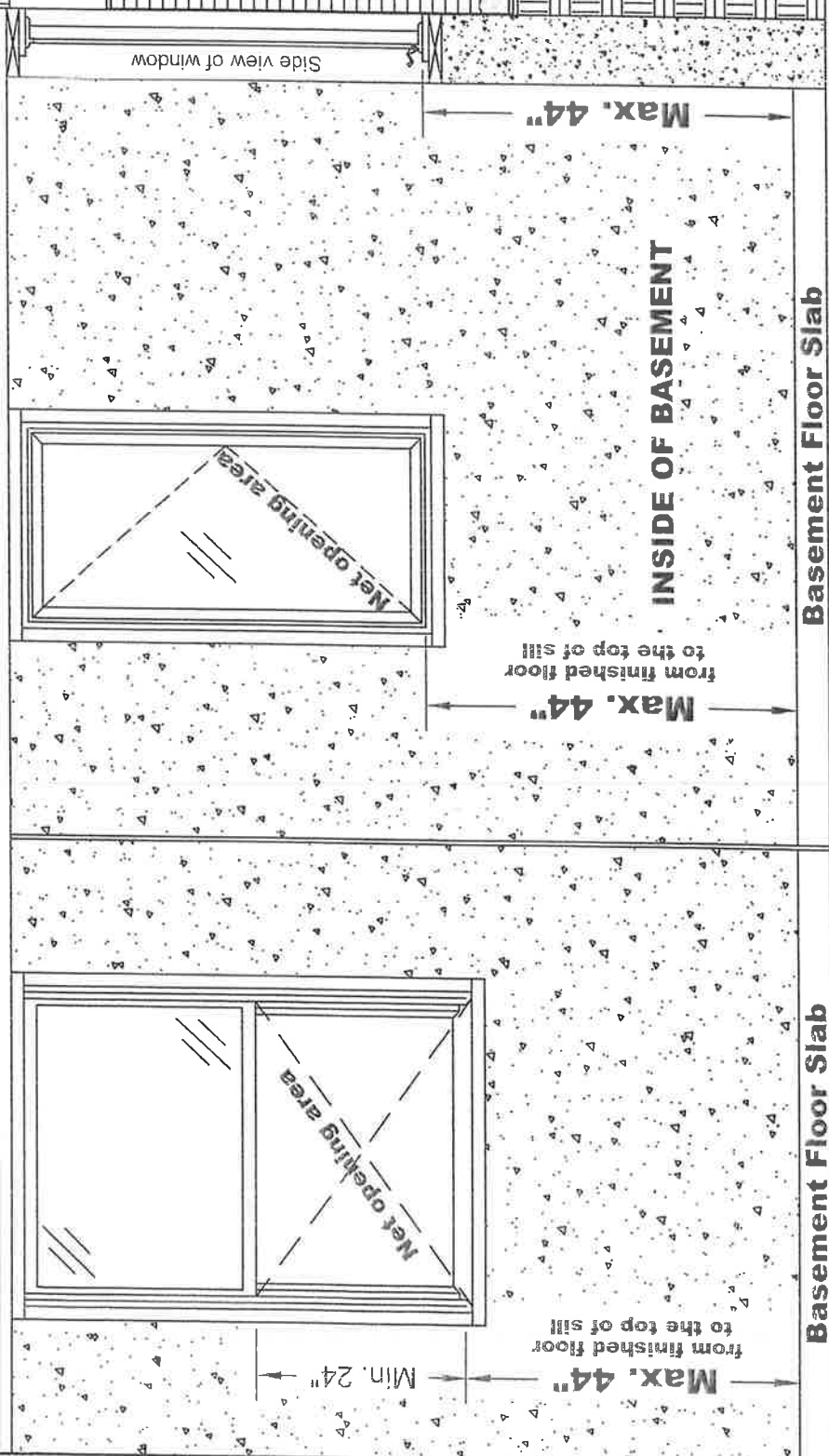
Deck / Porch

Min. 36"

Exterior Window Well

Max. 44"

Side view of window



Max. 44"
from finished floor
to the top of sill

Max. 44"
from finished floor
to the top of sill

Min. 24"

INSIDE OF BASEMENT

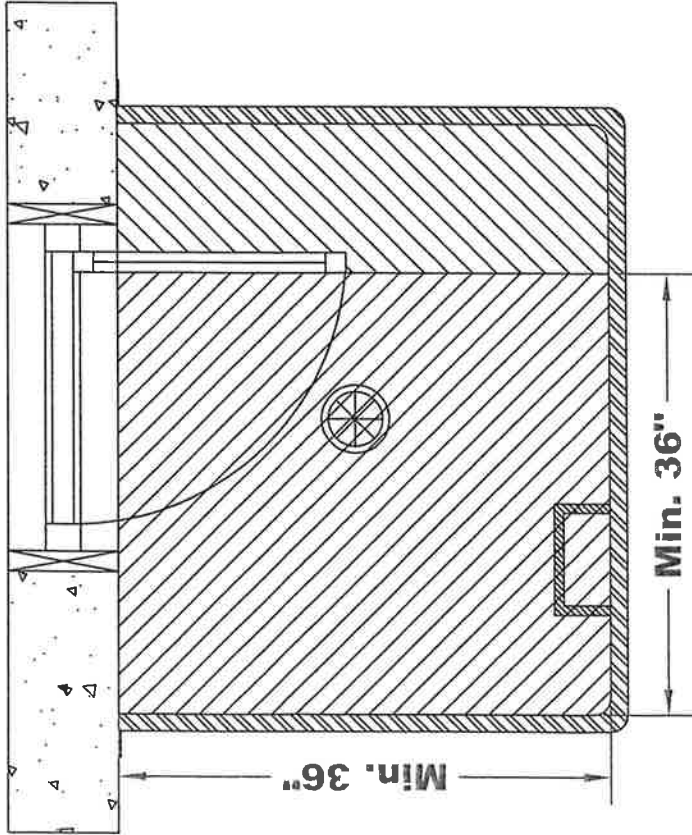
Basement Floor Slab

Basement Floor Slab

EGRESS WINDOW WELLS & LADDERS

SCALE: NO SCALE
2015 IRC

BASEMENT WINDOW WELL



Where required, egress window wells are subject to the following requirements.

- Window wells shall have a horizontal clear area dimension of 9 sq. ft.
- The minimum horizontal projection and width must not be less than 36" (measured each direction).
- Minimum dimensions are measured with the window fully open and from the furthest most projection into the window well (horizontal) clear area
- The vertical depth of the window well shall not exceed 44". If the maximum depth is exceeded, an approved ladder must be provided.
- If a ladder is required, it shall be permanently affixed to the window well and must be accessible when the window is open. Ladders are permitted to project in the clear opening area of the window well.
- Window wells (for new construction) shall be provided with a means of drainage that connects to the drain tile system for the dwelling.
- Egress window well covers are permitted to be installed but shall not interfere with the ability of the window to open, require special knowledge, or require force in excess of the normal window operations to remove the cover.
- Window wells shall not interfere with or prohibit the egress window from fully opening. Many styles of window wells are available, contact the Building Inspection Department if you have questions if your project with comply with current regulations.

LADDERS

