EGRESS WINDOW

Egress Windows

Egress windows are required in every bedroom on any floor even in the basement if there is a bedroom. If you are building a new home code requires you to install one egress window in each bedroom

In an existing house if you decide to finish off a room in an unfinished basement and make it a bedroom you need to install an egress window in the bedroom(s)

Egress Window Size

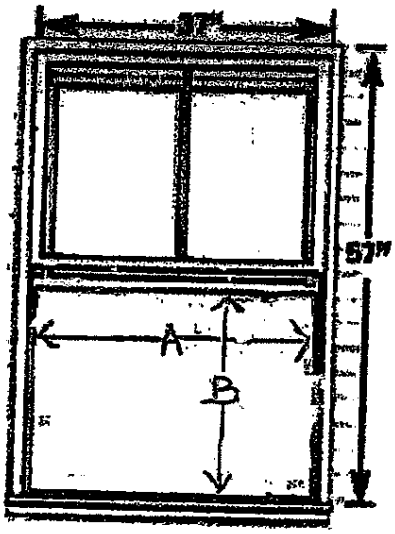
- Minimum height of an opening :24 inches
- Minimum width of an opening: 20 inches
- Minimum net clear opening: 5 7 square feet of clear open space
- Maximum sill height above floor: 44 inches

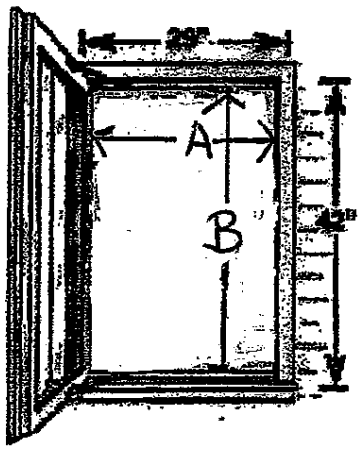
The window opening must be able to be opened from the inside without tools or keys

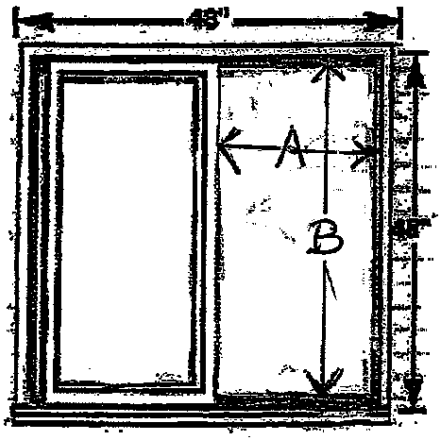
A 20 x 24 window would not be acceptable for an egress window as the clear opening is only 3 34 square feet. To get the required clear opening of 5.7 square feet a 20 inch window would have to be 42 inches high and a 24 inch window would have to be 34.5 inches wide, (this would be bottom sash pushed all the way up).

Keep in mind when adding a bedroom to the basement without a permit and the code official's knowledge you could be create a very dangerous firetrap. Egress windows are crucial lifesaving equipment. If you have another room that you might use for a future bedroom you might want to think about installing an egress window now.

- A times B must equal at least 820 8 square inches divided by 144 square inches equals 5 7 square feet.







EGRESS WINDOW CHART 5.7

SQUARE FEET

WIDTH	INCHES																
HT	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.3	3.5	3.6	3.8	4	4.1	4.3	4.5	4.6	4.8	5	5.1	5.3	5.5	5.6	5.8	6
25	3.4	3.6	3.8	3.9	4.1	4.3	4.5	4.6	4.8	5.0	5.2	5.3	5.5	5.7	5.9	6.0	6.2
26	3.6	3.7	3.9	4.1	4.3	4.5	4.6	4.8	5.0	5.2	5.4	5.5	5.7	5.9	6.1	6.3	6.5
27	3.7	3.9	4.1	4.3	4.5	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6	6.1	6.3	6.5	6.7
28	3.8	4.0	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7
29	4.0	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0	7.2
30	4.1	4.3	4.5	4.7	5	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0	7.2	7.5
31	4.3	4.5	4.7	4.9	5.1	5.3	5.5	5.8	6.0	6.2	6.4	6.6	6.8	7.1	7.3	7.5	7.7
32	4.4	4.6	4.8	5.1	5.3	5.5	5.7	6	6.2	6.4	6.6	6.8	7.1	7.3	7.5	7.7	8
33	4.5	4.8	5.0	5.2	5.5	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.5	7.7	8.0	8.2
34	4.7	4.9	5.1	5.4	5.6	5.9	6.1	6.3	6.6	6.8	7.0	7.3	7.5	7.7	8.0	8.2	8.5
35	4.8	5.1	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.2	7.5	7.7	8.0	8.2	8.5	8.7
36	5	5.2	5.5	5.7	6	6.2	6.5	6.7	7	7.2	7.5	7.7	8	8.2	8.5	8.7	9
37	5.1	5.3	5.6	5.9	6.1	6.4	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	8.9	9.2
38	5.2	5.5	5.8	6.0	6.3	6.5	6.8	7.1	7.3	7.6	7.9	8.1	8.4	8.7	8.9	9.2	9.5
39	5.4	5.6	5.9	6.2	6.5	6.7	7.0	7.3	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7
40	5.5	5.8	6.1	6.3	6.6	6.9	7.2	7.5	7.7	8.0	8.3	8.6	8.8	9.1	9.4	9.7	10
41	5.6	5.9	6.2	6.5	6.8	7.1	7.4	7.6	7.9	8.2	8.5	8.8	9.1	9.3	9.6	9.9	10.
42	5.8	6.1	6.4	6.7	7	7.2	7.5	7.8	8.1	8.4	8.7	9.0	9.3	9.6	9.9	10.	10.
43	5.9	6.2	6.5	6.8	7.1	7.4	7.7	8.0	8.3	8.6	8.9	9.2	9.5	9.8	10.	10.	10.
44	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.1	9.4	9.7	10.	10.	10.	11
45	6.2	6.5	6.8	7.1	7.5	7.8	8.1	8.4	8.7	9.0	9.3	9.6	10	10.	10.	10.	11.
46	6.3	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.9	10.	10.	10.	11.	11.
47	6.5	6.8	7.1	7.5	7.8	8.1	8.4	8.8	9.1	9.4	9.7	10.	10.	10.	11.	11.	11.
48	6.6	7	7.3	7.6	8	8.3	8.6	9	9.3	9.6	10	10.	10.	11	11.	11.	12
49	6.8	7.1	7.4	7.8	8.1	8.5	8.8	9.1	9.5	9.8	10.	10.	10.	11.	11.	11.	12.
50	6.9	7.2	7.6	7.9	8.3	8.6	9.0	9.3	9.7	10.	10.	10.	11.	11.	11.	12.	12.