

## **Egress Window Sizing & Tempered Glass Location Requirements**

### **Egress Windows**

Basements, habitable attics and all sleeping rooms must have at least one emergency escape and rescue opening such as a door or an egress window leading directly outside. Egress windows must meet the following requirements:

- Egress windows must have a clear opening area of at least 5.7 sq. ft. Grade floor windows with a sill height no higher than 44" from the finished ground level adjacent to the opening may have a clear minimum opening area of 5 sq. ft.
- Egress windows must have a minimum clear opening width of 20" and a minimum opening height of 24". (Do not simply order a window with a 20" x 24" opening, this results in an area less than 4 sq. ft.)
- The minimum opening size requirements need to be met in the normal operation of the window without special keys, tools or knowledge.
- The window sill of an egress window cannot be more than 44" above the finished interior floor. A window well must be provided if the window sill is below grade.
- A window well used for an egress window shall contain a minimum horizontal area of 9 sq. ft. with a minimum horizontal projection and width of not less than 36". When casement windows are used the 36" width shall be measured from the sash in the fully open position over to the opposite wall.
- Window wells deeper than 44" require a permanently installed ladder or steps. Ladders shall be at least 12" wide, project from the wall at least 3" and have a rung spacing not to exceed 18". The ladder shall extend the full height of the window well. If steps are built in it, is recommended that the tread be a minimum 5" in depth and that one or more handrails be installed.

### **Tempered Glass**

Tempered glass is required in the following locations (Please consult the 2015 IRC for additional tempered glass requirements):

- Glazing in doors and enclosures for hot tubs (both inside and outside), spas, whirlpools, saunas, steam rooms, bathtubs and showers and indoor or outdoor swimming pools where the bottom of the glass is 60 inches or less above the walking or standing surface.
- In windows meeting all four of the following criteria:
  - a. Exposed area of an individual pane is greater than 9 sq. ft.
  - b. The bottom edge is less than 18" above the floor.
  - c. The top edge of the same piece of glass is 36" or more above the floor.
  - d. One or more walking surfaces are within 36" horizontally of the glazing.
- Glass adjacent to stairs, landings and ramps where the bottom edge of glass is less than 36" above, and within 36" horizontally of, the adjacent walking surface.
- Glass adjacent to the bottom stair landing that is less than 36" above the bottom landing and within a 5' horizontal arc of the bottom tread nosing.