

## Egress/Emergency Escape and Rescue Windows

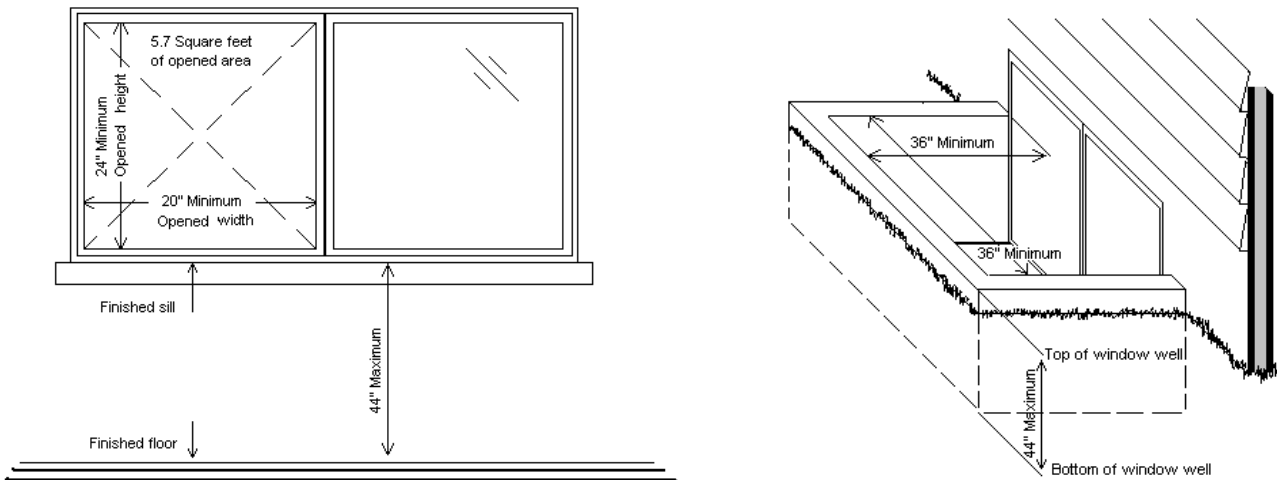
Community Development Department  
408 N. Spokane St. – Post Falls, ID 83854  
Phone: (208)773-8708 Fax: (208)773-2505  
www.postfallsidaho.org

Window replacements in existing buildings that do not meet current egress requirements may be exempt from egress window requirements 1 through 4 below (*not exempt from 5*), provided the replacement window is the largest size that will fit in the rough opening, is the same operating style, or a style that provides a greater opening area, and is not part of a change of occupancy.

Basements, habitable attics and every sleeping room must have at least one operable egress window or exterior door for emergency escape or rescue. Egress windows must meet all 5 requirements listed below.

### Egress Window Requirements:

1. Minimum width of opening: 20 inches
2. Minimum height of opening: 24 inches
3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for grade floor openings) *Take note that the minimum width and height will not equal the required minimum net clear opening – see the chart below for help in sizing egress windows.*
4. Maximum sill height above the finished floor: 44 inches
5. Windows must be operable from the inside without the use keys, tools or special knowledge. Bars, grills, or covers may be attached as long as they too can be opened without the use of keys, tools or special knowledge.



### Window Well Requirements:

- \*Minimum horizontal area of 9 square feet with a minimum horizontal projection and width of 36 inches.
- \*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.
- \*Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system or have a floor of well-drained soil or sand-gravel mixture soils.

### Minimum width/height dimensions (inches) to achieve a 5.7 square foot opening.

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4