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Building Department
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Emergency Escape Window Requirements

Design

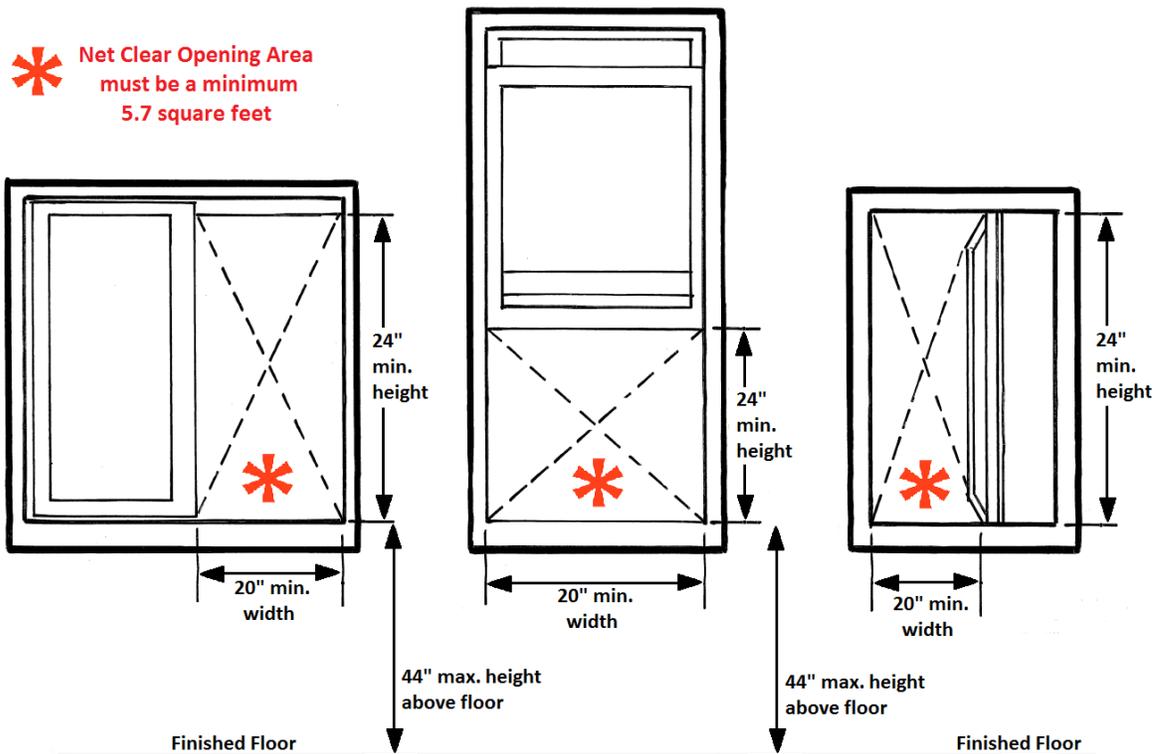
- An emergency escape window is required in basements, habitable attics as well as bedrooms. Where basements contain more than one bedroom an egress window is required for each bedroom. R310.1
- Walkout basements or basements with an emergency escape window shall not be required to add an additional emergency escape window in sleeping rooms, provided the emergency escape window or door and the stair to the floor above are placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the basement area, and provided additional smoke detectors are installed in each area or room in the basement (determination to be made by the Building Official). Ord. 150.03 23 (b).
- If the installation of the window affects structural loading, information such as the number of stories supported and the lengths of floor joists bearing upon the wall would need to be submitted for review. R106.1
- Wood in contact with concrete needs to be treated material. R317.1
- Windows shall be operable from the inside without the use of keys, tools, or special knowledge. R310.1.4
- Emergency escape windows installed under decks shall allow the window to be fully opened and provide a path not less than 36 inches in height to a yard. R310.5
- **Window shall meet all 3 requirements**
 - 1. Width 20"
 - 2. Height 24"
 - 3. Area 5.7 sq. ft. (basement, 2nd floor) reduced to 5 sq. ft. 1st floor.

Window Dimensions

- Clear opening width is 20 inches minimum and clear opening height is 24 inches minimum. R310.1.1
- Net clear opening is 5.7 square feet minimum (821 square inches) R310.1.1
- Grade floor openings shall have a minimum net clear opening of 5 square feet.
- Sill height of 44 inches maximum is measured from the clear opening to the finished floor. In basements, maximum sill height may be measured from an elevated landing not less than 36" wide and not less than 20" out from the exterior wall. The maximum height of the elevated landing is 24" and the landing should be securely affixed to the floor. R310.1 & Urbandale Ordinance 2015

Bars, grills, covers and screens

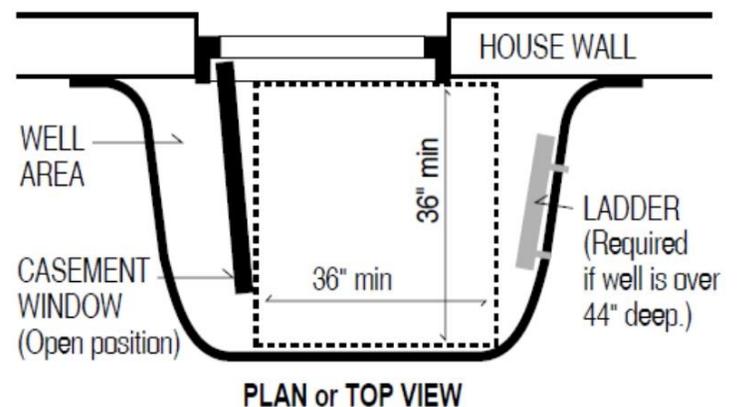
- Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures or window wells that serve such openings provided that the minimum opening dimensions are still met. Such devices should be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than the normal operation of the escape and rescue opening. R310.4



Window Wells

- A window well should be a minimum 36" X 36". For casement windows this dimension is measured with the window in the open position. R310.2
- Window wells with a vertical depth greater than 44 inches should be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. R310.2.1
- Ladders or rungs must have an inside width of at least 12 inches, should project at least 3 inches from the wall, and cannot be spaced more than 18 inches on center vertically for the full height of the window well. R310.2.1
- Window wells should be designed for proper drainage by connecting to the buildings foundation drainage system or by an approved alternate method. R310.2.2

Minimum access WITH WINDOW FULLY OPEN: 36 inches measured horizontally from the foundation wall to the well and from the window surface to the well. *Note: 3 foot by 3 foot wells will NOT provide the required access for casement windows.*



Smoke Detectors & Carbon monoxide Detectors

- The code requires dual sensing type smoke detectors in all bedrooms, on all floors/levels of the house, and in the hallways accessing outside each sleeping area in the immediate vicinity of the bedrooms. Detectors must be interconnected if the area of work provides access to these locations. R314.1 & IAC 661.210.1
- A carbon monoxide detector should be installed in the immediate vicinity of the bedrooms. R315