

Egress Window Sizing

At least one window in sleeping rooms shall meet the following requirements:

- (1) Grade floor windows must have a clear opening area of at least 5 sq. ft. A grade floor window has a sill no higher than 44" from finished grade. Any additional height will require going to the 5.7 sq. ft. window size.
- (2) 2nd and 3rd floor windows must have a clear opening area of at least 5.7 sq. ft.
- (3) Glass within 36" of the walking surface of a stair as well as glass 3' horizontally from the top of the stair and 5' from the bottom of the stair must be tempered.
- (4) The minimum clear opening width is 20". For a double hung window this would be the area between each side jamb, for casement windows it would be from the jamb to the sash when the window is fully open.
- (5) The minimum clear opening height is 24". For a double hung window this would be the area between the sill of the window unit up to the sash when it is fully open, for casement windows it would be the area between the sill and the window jamb head. Do Not order a window with a 20" x 24" opening, this would be less than a 4 sq. ft. opening.
- (6) The finish sill of the window cannot be more than 44" off the finish floor.
- (7) These opening sizes need to be met in the normal operation of the window without special keys, tools or knowledge. Tilt sash windows will not meet the minimum openings unless they meet the sq. ft. requirements.
- (8) When window wells are used the base shall be a minimum 9 sq. ft. with a minimum horizontal projection of 36 in. When casement windows are used the 36" width shall be measured from the sash in the fully open position over to the opposite wall.
- (9) Window wells deeper than 44" will need a permanently installed ladder or steps for egress. 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 as well.

For further information consult the 2015 edition of the International Residential Code

CLEAR OPENING REQUIREMENTS

5.0 SQ. FT. (GROUND FLOOR) in Inches

WINDOW SILL MUST BE \leq 44" ABOVE GROUND

width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30
height	36	35	34¼	33½	32¾	32	31¼	30½	30	29½	28¾	28¼	27¾	27	26½	26	25¾	25¼	24¾	24½	24

5.7 SQ. FT. (UPPER LEVEL) in Inches

width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
height	41	40	39¼	38¾	37½	36½	35¾	35	34¼	33½	33	32¼	31¾	31	30½	30	29½	29	28½	28	27½	27	26½	26¼	25¾	25½	25	24½	24