

Emergency Escape and Rescue Requirements for R and I-1 Occupancies

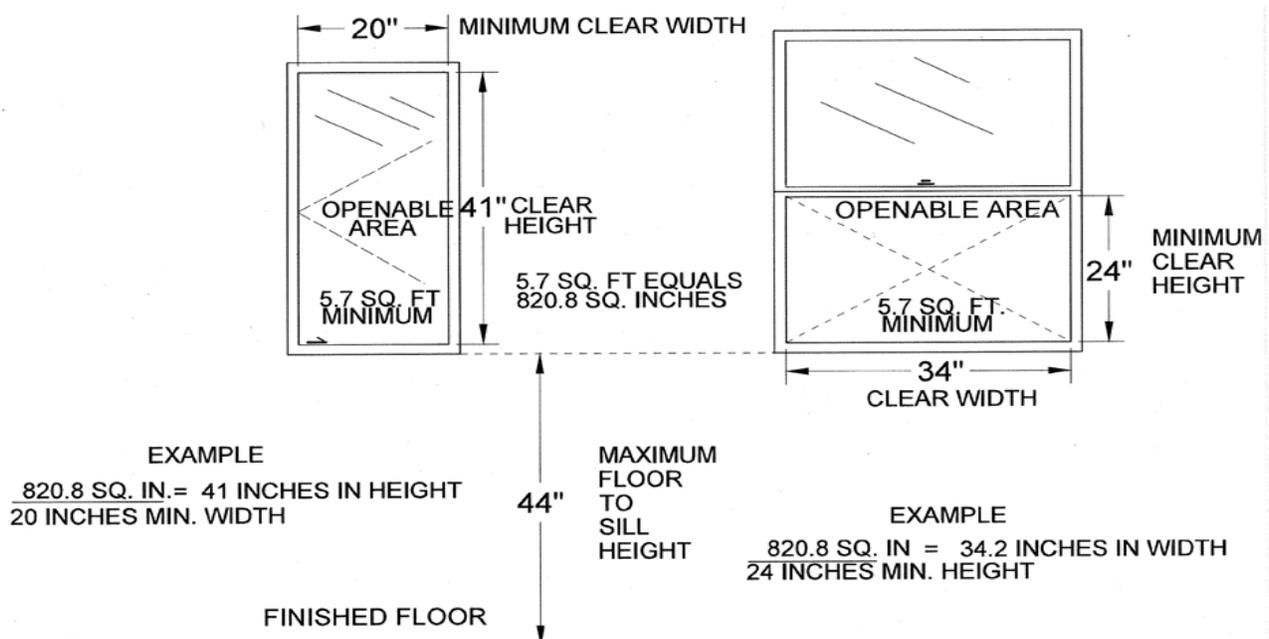
In addition to the means of egress required CBC Chapter 10, provisions shall be made for emergency escape and rescue by Group R and I-1 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions: 1) Basements with a ceiling height of less than 80 inches shall not be required to have emergency escape and rescue windows. 2) Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exit balcony that provides access to a public way. 3) Basements without habitable spaces and having no more than 200 square feet in floor area shall not be required to have emergency escape windows.

Minimum size: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. *Exception:* The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet. This is defined as 44" above or below the finished ground level adjacent to the opening.

Minimum dimensions: The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening.

Maximum height from floor: Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.



Operational constraints: Emergency escape and rescue openings and any doors shall be maintained free of any obstructions other than those allowed by this section, and shall be operational from the inside of the room. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with minimum size requirements and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or effort or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed, smoke alarms shall be installed in accordance with CBC 907.2.10 regardless of the valuation of the alteration. The release mechanism shall be maintained operable at all times.

Obtain approval from your local Fire Department for such devices: Window wells: An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with the following:

Minimum size: The minimum horizontal area of the window well shall be 9 square feet, with a minimum dimension of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.