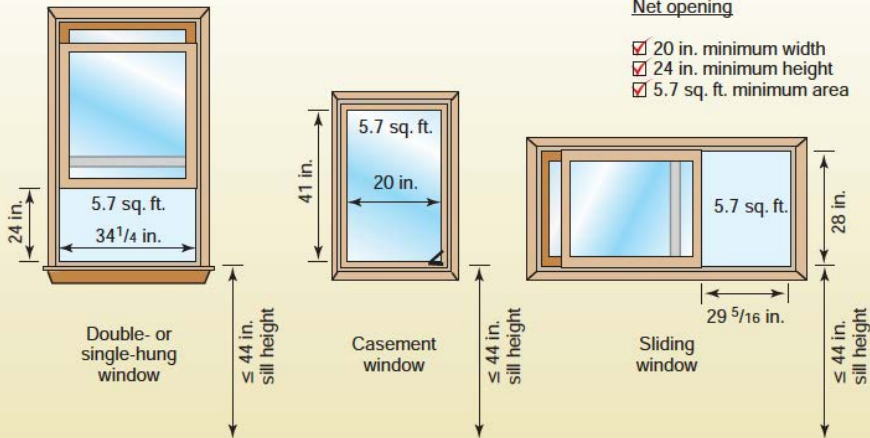




Egress Windows

Examples of windows that satisfy the emergency escape and rescue opening dimensions:



Net opening

- 20 in. minimum width
- 24 in. minimum height
- 5.7 sq. ft. minimum area

All construction must conform to the current adopted codes with State of Georgia Amendments

- 2018 International Residential Code
- 2018 International Building Code
- 2018 International Energy Efficiency Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Swimming Pool and Spa Code
- 2020 National Electrical Code
- 2010 Georgia ADA Code

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.

R310.2.1 Minimum opening area. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm)

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m²)

The minimum opening dimensions for emergency escape and rescue openings are 24 inches (610 mm) in height and 20 inches (508 mm) in width. These dimensions are based on the minimum dimensions for a fire fighter with full rescue equipment to navigate through the opening (see commentary, Section R310.1 and Commentary Figure R310.2.1). Note that this section requires a minimum opening area of 5.7 square feet, which cannot be achieved if both the minimum height and the minimum width dimensions are used

Inspection Services Department

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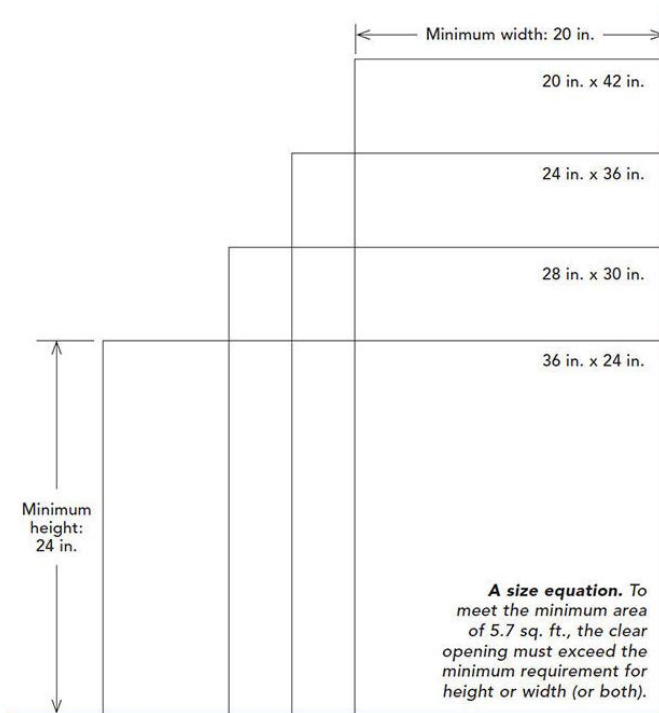
R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of Section R310.2.1, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

The information contained within this bulletin is the most common needed to obtain a permit and is not representative of all the conditions that may be encountered during the construction of your project.

Egress Windows Cont.



The majority of the size provisions for EEROs are an effort to provide for effective rescue. The minimum size requirements for the opening, whether door or window, aren't based on the occupant trying to escape, but instead on the shape and function of a firefighter in full gear with an oxygen tank and mask. There are three separate and distinct size requirements for EEROs, and each must be satisfied independent of the others:

- A minimum clear-opening width of 20 in.
- A minimum clear-opening height of 24 in.
- A minimum clear-opening area of 5.7 sq. ft. (with exception)

The mistake often made is choosing a window that is wide enough to satisfy the minimum height and minimum width requirements without considering the clear-opening square footage. If you are at the minimum height, you cannot also be at the minimum width, and vice versa (see above chart). A window with a 20-in. by 24-in. clear-opening area provides only 3.3 sq. ft. of total space

There is an exception: A minimum area as low as 5 sq. ft. is allowed for grade-floor or below-grade openings. It's assumed that at this height, a ladder at the exterior is not necessary for egress, and thus the opening can be smaller in overall area. In addition, new to the 2018 IRC, solar panels cannot be mounted to the roof in front of EERO windows above that roof, and a path not less than 36 in. wide from each of those windows to the roof edge must be provided for escape or rescue

R310.3 Emergency escape and rescue doors. Where a door is provided as the required emergency escape and rescue opening, it shall be a side-hinged door or a slider. Where the opening is below the adjacent grade, it shall be provided with an area well

This section is intended to provide minimum requirements for doors that are intended to serve as emergency escape and rescue openings. Such doors must be either side hinged or sliders and, where such doors are located below the adjacent grade, an area well that complies with Section R310.3.2 must be provided

R310.3.1 Minimum door opening size. The minimum net clear height opening for any door that serves as an emergency and escape rescue opening shall be in accordance with Section R310.2.1

R310.4 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, area wells, or window wells, the minimum net clear opening size shall comply with Sections R310.2.1 through R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that required for the normal operation of the escape and rescue opening.

The ever-increasing concern for security, particularly in residential buildings, has created a fairly large demand for security devices, such as grilles, bars and steel shutters. Unless properly designed and constructed, the security devices over bedroom windows can completely defeat the purpose of the emergency escape and rescue opening

R310.5 Dwelling additions. Where dwelling additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement