

Window Wells for Egress Windows

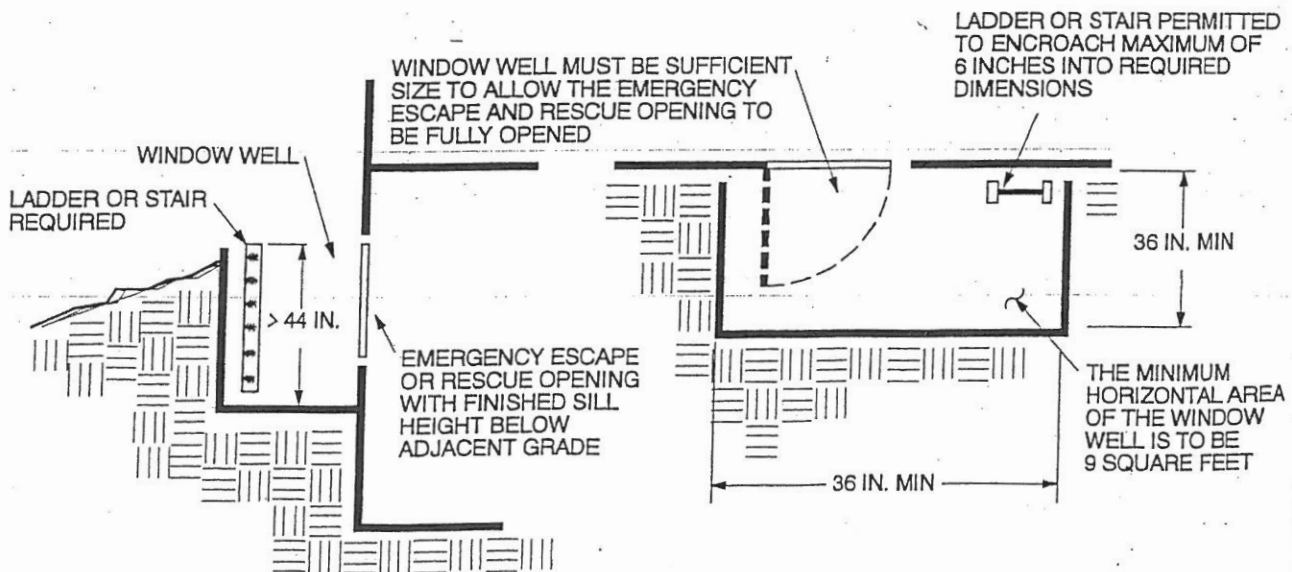
A Permit is required for all window installation and replacement.

When the finished sill height of an egress window is below the exterior grade, a window well shall be provided and shall comply with the following:

1. The minimum area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the egress window to be fully opened.
2. 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. The ladder or steps shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.
3. If a driveway or sidewalk is within 36 inches of any edge of the window well, a guardrail shall be placed on two sides of the window well. Guardrails shall not be placed on the same side of a window well as the ladder or steps.
4. Window wells are not allowed to encroach into any drainage or utility easement or into the required building setbacks.

3/24/14

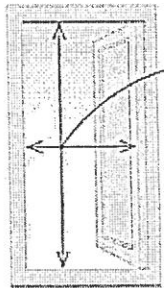
All window wells require a drain unless in Class I well drained soil.



For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².

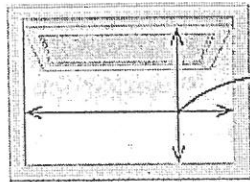
**Figure R310.2
WINDOW WELLS**

Egress windows: understanding “net-clear” opening requirements



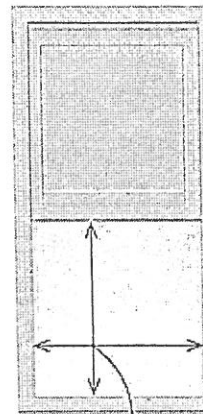
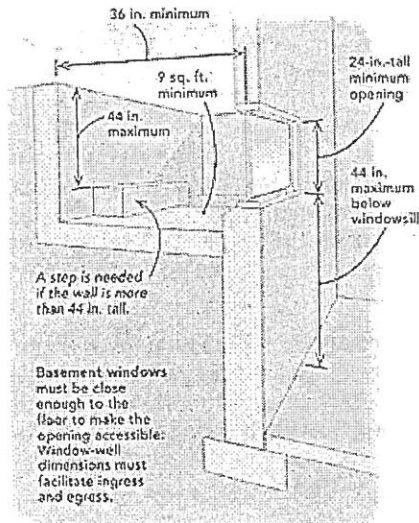
A 20-in.-wide casement needs to be 42 in. tall.

Casement



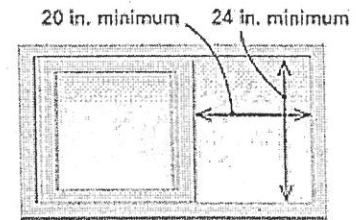
A 24-in.-tall awning needs to be 35 in. wide.

Awning



A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.

Double or Single Hung



20 in. minimum 24 in. minimum

A 20-in. by 24-in. opening does not meet net-clear opening requirements.

Slider