

Mount Prospect Village of Mount Prospect

Community Development Department — Building Division
50 South Emerson Street
Mount Prospect, Illinois 60056
Phone: 847/870-5675 Fax: 847/870-6620 TDD: 392-6064

EMERGENCY ESCAPE & RESCUE WINDOW REQUIREMENTS

The following code section(s) and illustration(s) outline the requirements for emergency escape and rescue windows (egress).

C] R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118mm) above the floor. Where a door opening having a threshold below the adjacent-ground-elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. 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. Emergency escape and rescue opening with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R-210.2. Emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way.

CI Exception: Basements used only for house mechanical equipment and not exceeding total floor area of 200 square feet (18.58m²)

C] R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530m²)

O Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465m²)

□ R310.1.2 Minimum opening height. minimum net clear opening height shall be 24 inches (610mm)

C] R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508mm)

□ R310.1.4 Operational constraints, Emergency escape and rescue openings shall be operable from the inside of the room without the use of keys, tools or special knowledge.

O R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (.9m²), with a minimum horizontal projection and width of 36 inches (914mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

□ Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152mm) into the required dimensions of the window well.

□ R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections RM 1.5 and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305mm), shall project at least 3 inches (76mm) from the wall and shall be spaced not more than 18 inches (457mm) on center vertically for the full height of the window well.

O R310.3 Bulkhead enclosures, Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.

□

36 inches (914mm) in height to a yard or court.

O R310.4 Bars, grilles, covers and screens. Bar, grilles, 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 the minimum net clear opening size complies with Section R310.1.1 to R-310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge Of force greater than that which is required for normal operation of the escape and rescue opening.

R310.5 Emergency escape windows under decks and porches. Emergency escape wind6ws are allowed to be installed under decks & porches provided the location of the deck allows the emergency escape window co be full opened & provides a path not less than