



EGRESS WINDOWS CODE INFORMATION FOR 1 & 2-FAMILY DWELLINGS

BB-18

RESIDENTIAL
BULLETIN

Community Development Department

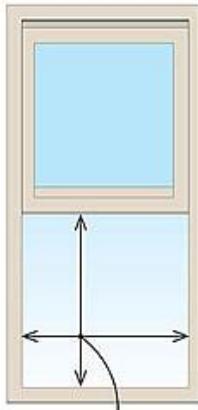
501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) buildinginspections@ci.ellensburg.wa.us

Locations

- Basements and every sleeping room shall have at least one operable emergency and rescue opening (egress window/door) which opens directly from the room into a public street, public alley, yard or court.
- Where basements contain one or more sleeping rooms an egress window/door shall be required in each sleeping room but shall not be required in adjoining areas of the basement.
- Basements used only to house mechanical equipment and not exceeding a total floor area of 200 square feet are not required to have an egress window/door.

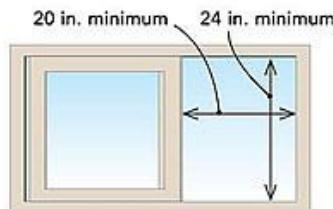
Minimum Net Clear Opening Area

- All egress windows shall have a minimum net clear opening of 5.7 square feet (sq. ft.).
- Grade floor openings (openings with the sill height of the opening is not more than 44-inches (")) above or below the finished ground level adjacent to the opening) shall have a minimum net clear opening of 5.0 sq. ft.



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

- Minimum net clear opening height shall be 24".
- Minimum net clear opening width shall be 20"
- Maximum 44" height from floor to highest portion of sill.



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



Grade Floor Openings

- Grade floor openings are openings with the sill height of the opening is not more than 44-inches (")) above or below the finished ground level adjacent to the opening.

Egress Windows under Decks and Porches

- Egress windows located under decks and porches must allow the egress window to be fully open and provide a path not less than 36" in height to a yard, court or top of deck. (See bars, grilles, covers and screens on the back side of this form).

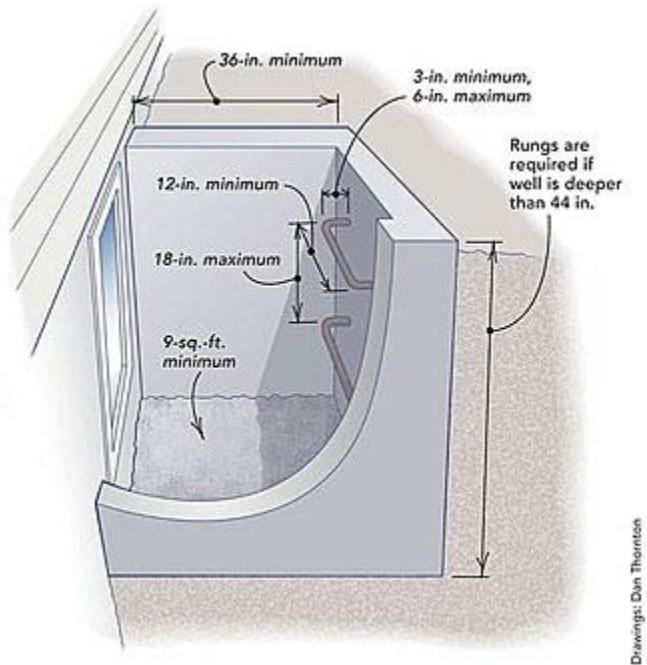
Window Operations

- Egress windows shall be operational from the inside of the room **without** the use of keys, tools or special knowledge.

This document is intended to provide guidance in applying certain regulations and is for informational use only. It cannot be used as a substitute for the Construction Codes or for other city, state or federal codes and regulations. For more information see the City website at: www.ci.ellensburg.wa.us.

Window Wells

- The minimum horizontal area of the window well shall be 9 sq. ft. with a minimum horizontal projection and width of 36". The area of the window well shall allow the egress window to be fully opened.



Drawing: Dan Thornton

Ladders and Steps

- Window wells with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in a fully open position.
- Ladders or steps are allowed to encroach into the required dimension of the window well a maximum of 6".
- Ladders or rungs shall have an inside width of at least 12", shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well.



Bars, Grilles, Covers and Screens

Bars, 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 that:

- The device doesn't affect the required net clear opening size.
- Such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.