



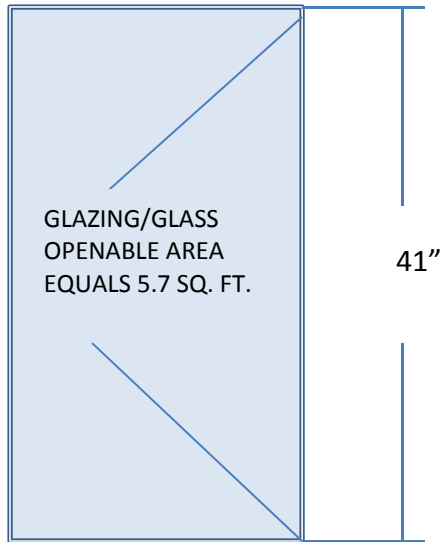
**CITY OF COEUR D'ALENE  
BUILDING SERVICES DEPARTMENT**

CITY HALL – 710 E. MULLAN AVENUE  
COEUR D'ALENE, IDAHO 83814-3964  
(208) 769-2267 – (208) 769-2237 FAX  
<http://building.cdaid.org>

**EGRESS WINDOWS**

MINIMUM CLEAR OPENABLE WIDTH

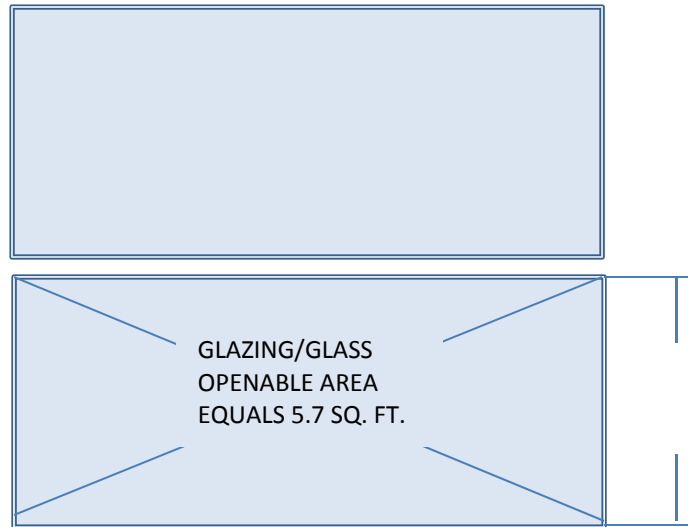
|----- 20" -----|



MINIMUM SIZE WINDOW  
FOR 20 INCH CLEAR WIDTH

CLEAR OPENING WIDTH

|-----34" -----|



MINIMUM SIZE WINDOW FOR A 24 INCH  
CLEAR HEIGHT

IRC R310.1.1  
EGRESS WINDOWS SHALL HAVE A MINIMUM NET  
CLEAR OPENING AREA OF 5.7 SQ. FT. THE MINIMUM  
HEIGHT SHALL BE 24 INCHES. THE MINIMUM  
WIDTH SHALL BE 20 INCHES.

CLEAR OPEING HEIGHT TIMES CLEAR OPENING  
WIDTH SHALL NOT BE LESS THAN 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR OPENINGS MAY HAVE A  
MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

44"  
MEASURED FROM  
WINDOW CLEAR  
OPENING TO FLOOR

EMERGENCY ESCAPE AND RESCUE  
OPENINGS SHALL HAVE THE  
BOTTOM OF THE WINDOW CLEAR  
OPENING NOT GREATER THAN 44  
INCHES MEASURED FROM THE  
FLOOR.



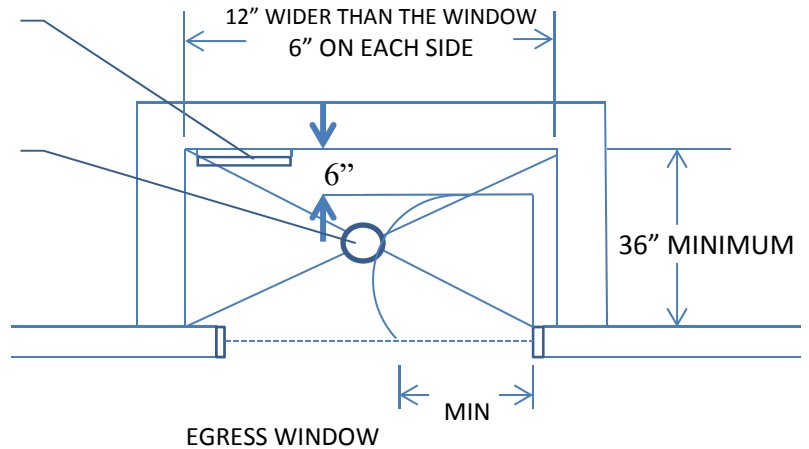
**EMERGENCY ESCAPE AND RESCUE OPENINGS**

## EGRESS WINDOW WELL

EMERGENCY LADDER  
MINIMUM 3" &  
MAXIMUM 6" FROM  
SURFACE

WINDOW WELL DRAIN

R310.4 BARS, GRILLS, COVERS, SCREENS, OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENING, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTION R310.1 TO R310.1.3 AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.



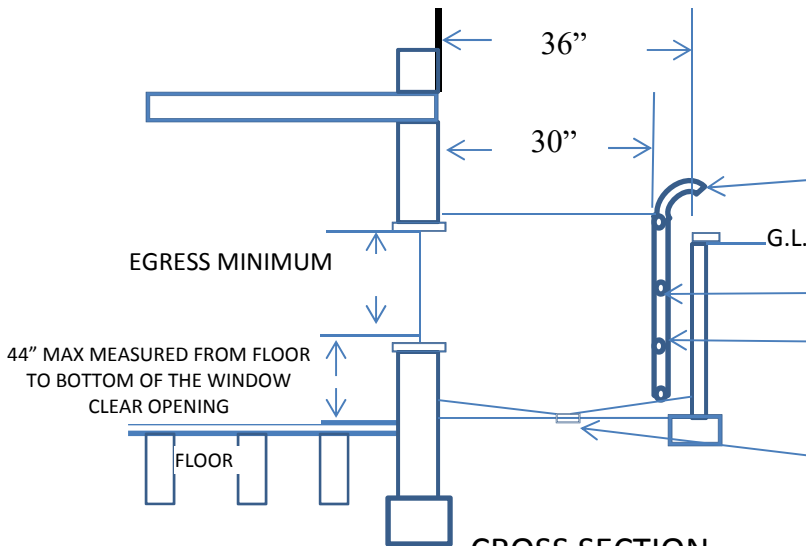
### PLAN VIEW

LADDER CANNOT ENCRoACH MORE THAN 6 INCHES INTO THE REQUIRED 36 INCH OPENING WIDTH WITH A MAXIMUM SPACING OF THE RUNGS OF 18 INCHES ON CENTER.

EMERGENCY ESCAPE LADDER OR STEPS REQUIRED WHEN DEPTH FROM WELL FLOOR TO GRADE ABOVE EXCEEDS 44 INCHES.

LADDER SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL OF THE WINDOW WELL.

WELL DRAIN TO DRY WELL OR OTHER APPROVED LOCATION



### CROSS SECTION

WINDOW WELLS USED FOR EMERGENCY EGRESS FROM BASEMENTS OR FLOORS LOWER THAN GRADE SHALL MEET THE FOLLOWING SIZE REQUIREMENTS FROM IRC SECTION R310.2. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION OF 36 INCHES. 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 INTO THE REQUIRED DIMENSION OF THE WINDOW WELL.

R310.2.1 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 A FULLY OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. 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.