



EMERGENCY EGRESS WINDOW REQUIREMENTS

Community Development Department – Building Services

(816) 316-4817

- Basements and every sleeping room shall have at least one operable emergency and rescue opening. The required emergency and rescue opening in the bedrooms located in the basement, satisfies the requirement of the basement having an emergency and rescue opening.
- The bottom sill of egress windows shall be no more than 44 inches above the finished floor height.
- Egress windows shall have a clear opening, measured when the operable part of the window is completely open, of 5.7 square feet and meeting the following minimum dimensions. Windows with a bottom sill height of no more than 44 inches above or below grade are allowed to be a minimum of 5 square feet.
 - Minimum clear opening width = 20 inches.
 - Minimum clear opening height = 24 inches.
- Egress windows shall be operational from the inside of the room without the use of keys or special knowledge.
- Below grade egress windows shall be installed with an egress window well meeting the following minimum dimensions:
 - Minimum horizontal dimension of 36 inches by 36 inches and allow the window to be fully opened.
 - Ladders or steps shall be required for window wells deeper than 44 inches and are allowed to project a maximum of 6 inches into the required area of the well.
 - Ladders shall be permanently fixed and have a minimum interior width of 12 inches, project at least 3 inches from the wall of the well, and have rungs spaced no more than 18 inches vertically for the full height of the well.
- Window wells are allowed to be covered with covers or screens, provided that the net clear opening height and width of the cover or screen, when open, meets that of the egress window itself as stated earlier. Such covers or screens 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 egress window.
- Egress windows may be placed under decks or other projections provided the window can be fully opened, and provides a path not less than 36 inches in height to a yard or court.

