



Building Division

525 North Third Avenue | Pasco, WA 99301
(509) 545-3442 phone | (509) 543-5728 fax
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EMERGENCY EGRESS WINDOWS

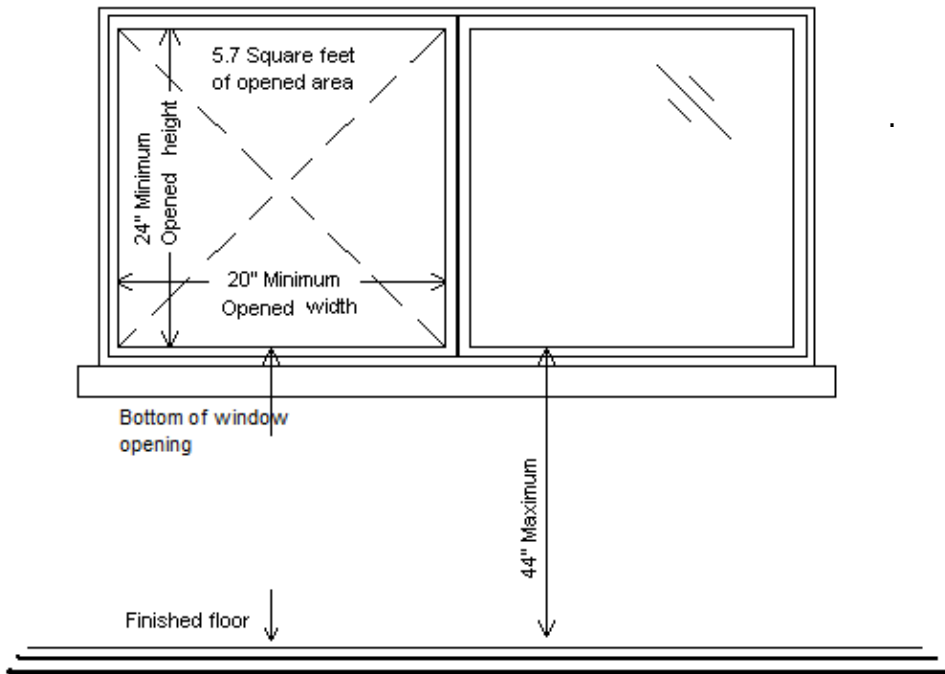
The most recent IRC code states that "additions, alterations or repairs (replacing windows) shall not cause an existing structure to become unsafe or adversely affect the performance of the building."

Some problems replacing windows may occur in basement windows. If a bedroom or window is added the code is to be met; "additions or alterations to any building or structure shall conform with the requirements of the code for new construction," therefore **THE WINDOW(S) MUST BE BROUGHT UP TO THE CODE REQUIREMENTS.**

New windows have to be brought up to egress sizes, which may require bigger framed openings and sometimes a new header.

Additionally, the Washington State Energy Code requires replacement windows to have a U-value of .30

EMERGENCY EGRESS WINDOWS INTERIOR VIEW ONE FOR EACH BEDROOM, AT LEAST ONE TO SERVE THE BASEMENT AND ONE IN EACH BASEMENT BEDROOM



EMERGENCY EGRESS WINDOW REQUIREMENTS

- 20" Min. width** (when open)
- 24" Min. height** (when open)
- 5.7 Sq. ft. net clear opening** minimum (see exception below)
- 44" Max vertical height** to finished sill of window

COMMON WINDOWS USED FOR EGRESS

- Sliding:
 - 5'-0" wide x 3'-0" high
 - 4'-0" wide x 4'-0" high
- Single hung:
 - 3'-0" wide x 5'-0" high

Casement, awning, and other types of windows may be used as long as the requirements noted above can be met.

Exception: Grade floor openings, defined as a window or other opening located such that 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 square feet.



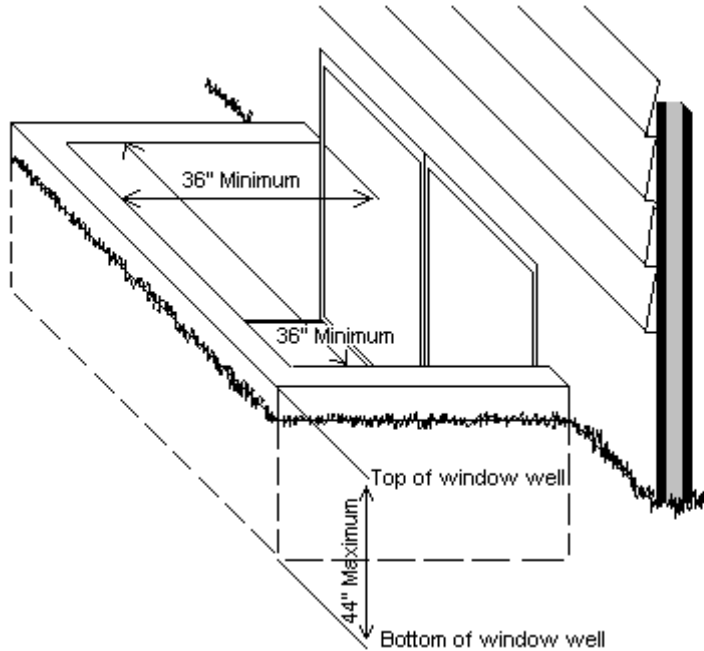
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EMERGENCY EGRESS WINDOWS EXTERIOR VIEW ONE FOR EACH BEDROOM, AT LEAST ONE TO SERVE THE BASEMENT AND ONE IN EACH BASEMENT BEDROOM



BASEMENT WINDOW WELL REQUIREMENTS

Window itself must meet all 4 requirements listed on the front of this sheet. The minimum horizontal area of the window well shall be 9 square feet with a minimum horizontal projection and width of 36 inches.

Window wells with a vertical depth **greater than 44 inches** shall have 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.