

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS


R310.1 Emergency escape and rescue opening required. P


Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.


Exceptions:

1. *Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).*
2. *Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:*
 - 2.1. *One means of egress complying with Section R311 and one emergency escape and rescue opening.*
 - 2.2. *Two means of egress complying with Section R311.*
3. *A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm).*

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R310.1.1 Operational constraints and opening control devices. P

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices [and fall prevention devices complying with ASTM F2090 shall be permitted for use](#) on windows serving as a required *emergency escape and rescue opening* and shall be not more than 70 inches (178 cm) above the [finished floor](#).

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R310.2 Emergency escape and rescue openings. P

Emergency escape and rescue openings shall have minimum dimensions [in accordance with Sections R310.2.1 through R310.2.4](#).

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R310.2.1 Minimum size. P

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).

Exception: [The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet \(0.465 m²\)](#).

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R310.2 Emergency escape and rescue openings. P

Emergency escape and rescue openings shall have minimum dimensions [in accordance with Sections R310.2.1 through R310.2.4.](#)

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R310.2.1 Minimum size. P

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).

Exception: [The minimum net clear opening for *grade-floor emergency escape and rescue openings* shall be 5 square feet \(0.465 m²\).](#)

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R310.2.2 Minimum dimensions. P

[The minimum net clear opening height dimension shall be 24 inches \(610 mm\). The minimum net clear opening width dimension shall be 20 inches \(508 mm\). The net clear opening dimensions shall be the result of normal operation of the opening.](#)

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R310.2.3 Maximum height from floor.


Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

R310.2.4 Emergency escape and rescue openings under decks, porches and cantilevers. P

Emergency escape and rescue openings installed under decks, porches and cantilevers shall be fully openable and provide a path not less than 36 inches (914 mm) in height and 36 inches (914 mm) in width to a yard or court.

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R310.3 Emergency escape and rescue doors. P

Where a door is provided as the required *emergency escape and rescue opening*, it shall be a side-hinged door or a sliding door.

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R310.4 Area wells. P

An *emergency escape and rescue opening* where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with Sections R310.4.1 through R310.4.4.





R310.4.1 Minimum size. P

The horizontal area of the area well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The size of the area well shall allow the *emergency escape and rescue opening* to be fully opened.

Exception: The ladder or steps required by Section R310.4.2 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the area well.

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
R310.4.2 Ladder and steps.


Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with an approved, permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the emergency escape and rescue opening where the window or door is in the open position. Ladders or steps required by this section shall not be required to comply with Section R311.7.

R310.4.2.1 Ladders. P

Ladders and rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the area well.

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R310.4.2.2 Steps. P

Steps shall have an inside width of not less than 12 inches (305 mm), a minimum tread depth of 5 inches (127 mm) and a maximum *riser* height of 18 inches (457 mm) for the full height of the area well.



R310.4.3 Drainage.


Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1.


Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

R310.4.4 Bars, grilles, covers and screens.

Where bars, grilles, covers, screens or similar devices are placed over *emergency escape and rescue openings*, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R310.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or force greater than that required for the normal operation of the escape and rescue opening.

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