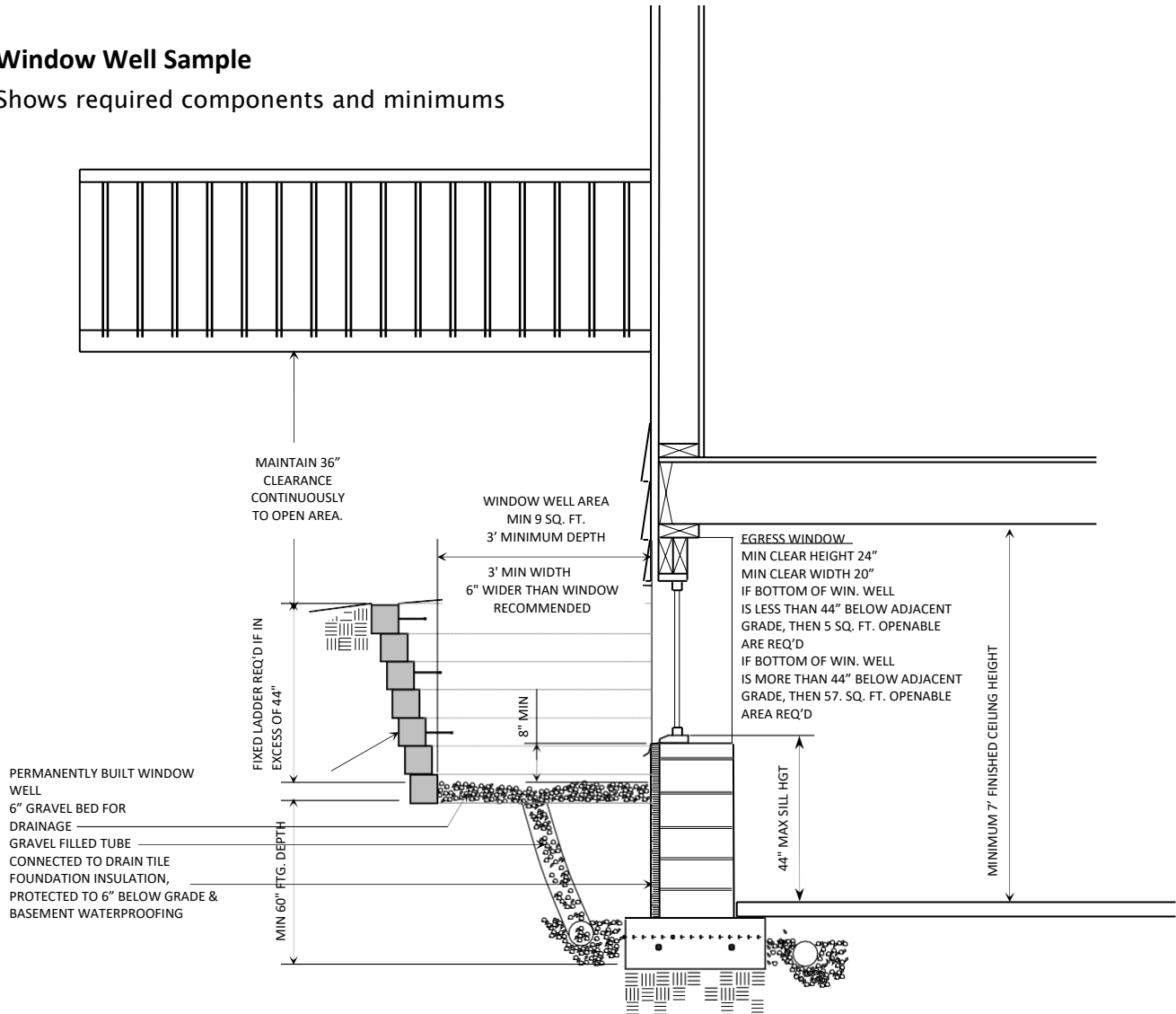


Residential Window Wells

Complete form on back page

Window Well Sample

Shows required components and minimums



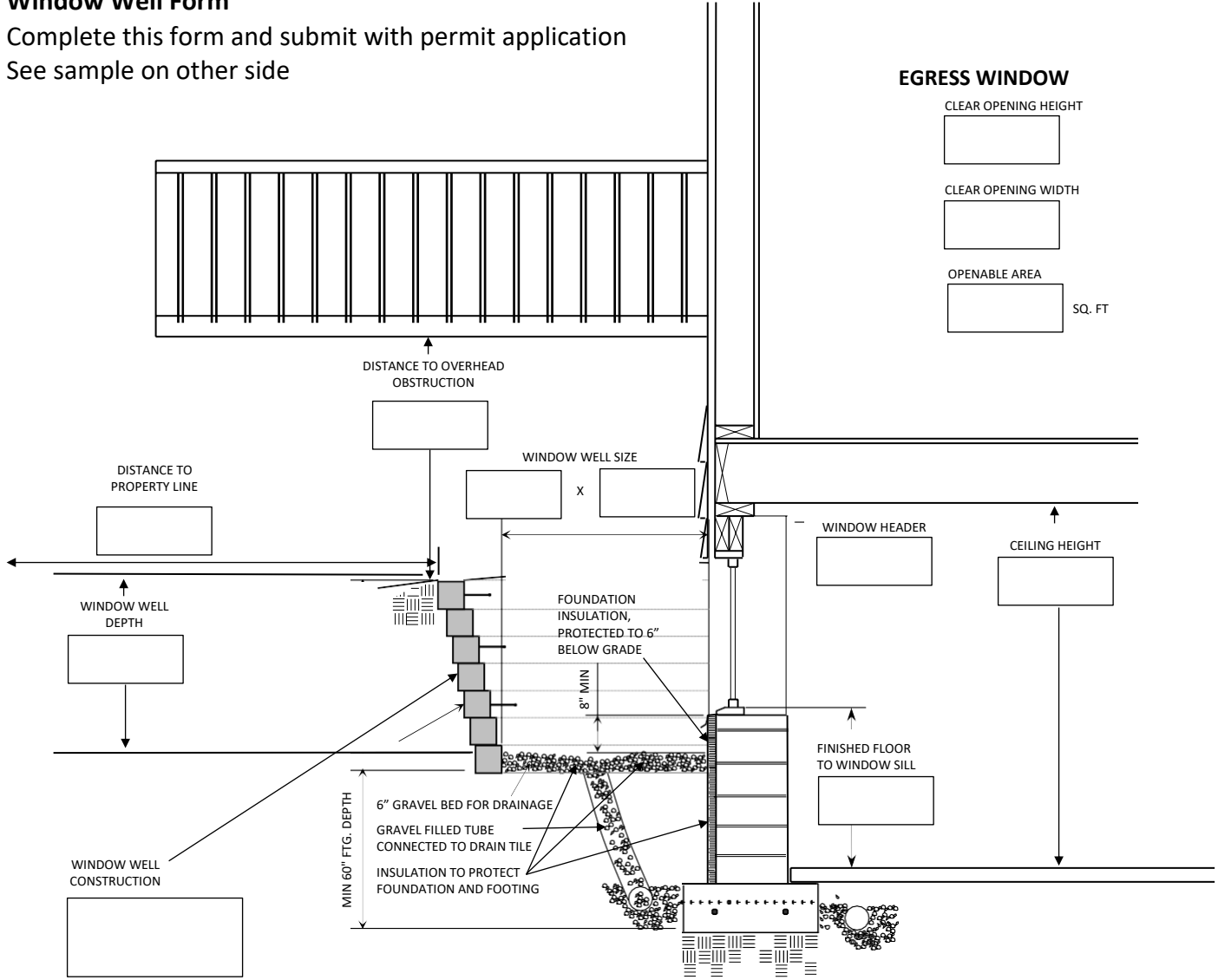
NOTE

Depth to bottom of footing for new homes shall be a minimum of 60". Drop footings may be required.

Where 60" depth to bottom of footing cannot be achieved due to existing conditions, frost protection must be accomplished using 2" rigid foam insulation under the gravel bed extending horizontally from the foundation wall to the outer wall of the window well.

Window Well Form

Complete this form and submit with permit application
See sample on other side



• **R310.1 Emergency escape and rescue required.** Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.

• **R310.1.1 Minimum opening area** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet, except grade floor openings shall have a minimum net clear opening of 5 square feet.

• **R310.1.2, R310.1.3 Minimum opening height and width** The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.

• **R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width 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 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the Window well.

• **R310.2.1 Ladder and steps.** 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 the fully open position ... Ladder 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.