

HOME INSPECTIONS

RADON TESTING

MOLD INVESTIGATIONS



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President

**Laws require adequate exiting (egress) for basement bedrooms.**

**Window sizing is critical for egress from basement bedrooms.**

**Egress windows can provide safe exiting from basement bedrooms.**

## **Code Requirements for Egress Windows in Basement Bedrooms**

All basement bedrooms must have acceptable exiting (egress) to be considered 'conforming'. According to the 2006 International Residential Building Code section R311, the following are required:

- Egress windows must open onto a public street, alley, yard or court.
- Must be located on an exterior wall of the building so that a rescue can be made from the outside. It must open directly to the exterior and not into another enclosure (such as a sunroom).
- The minimum opening is 5.7 square feet, with an exception of 5 square feet when the egress is located at grade level. According to code, an opening that is at grade level is one that is less than 44 inches above the finished ground level adjacent to the opening.
- The minimum height of the opening is 24 inches, and the minimum width of the opening is 20 inches.
  - NOTE: A 20"x24" opening does not meet the minimum 5.7 square feet requirement. At least one of these dimensions would need to be larger to meet the code.
- The maximum height from the floor to the sill of an egress opening is 44 inches. The window type must be operable from inside the structure without the use of any special tools or knowledge.

Check with your local enforcement authority for more information.

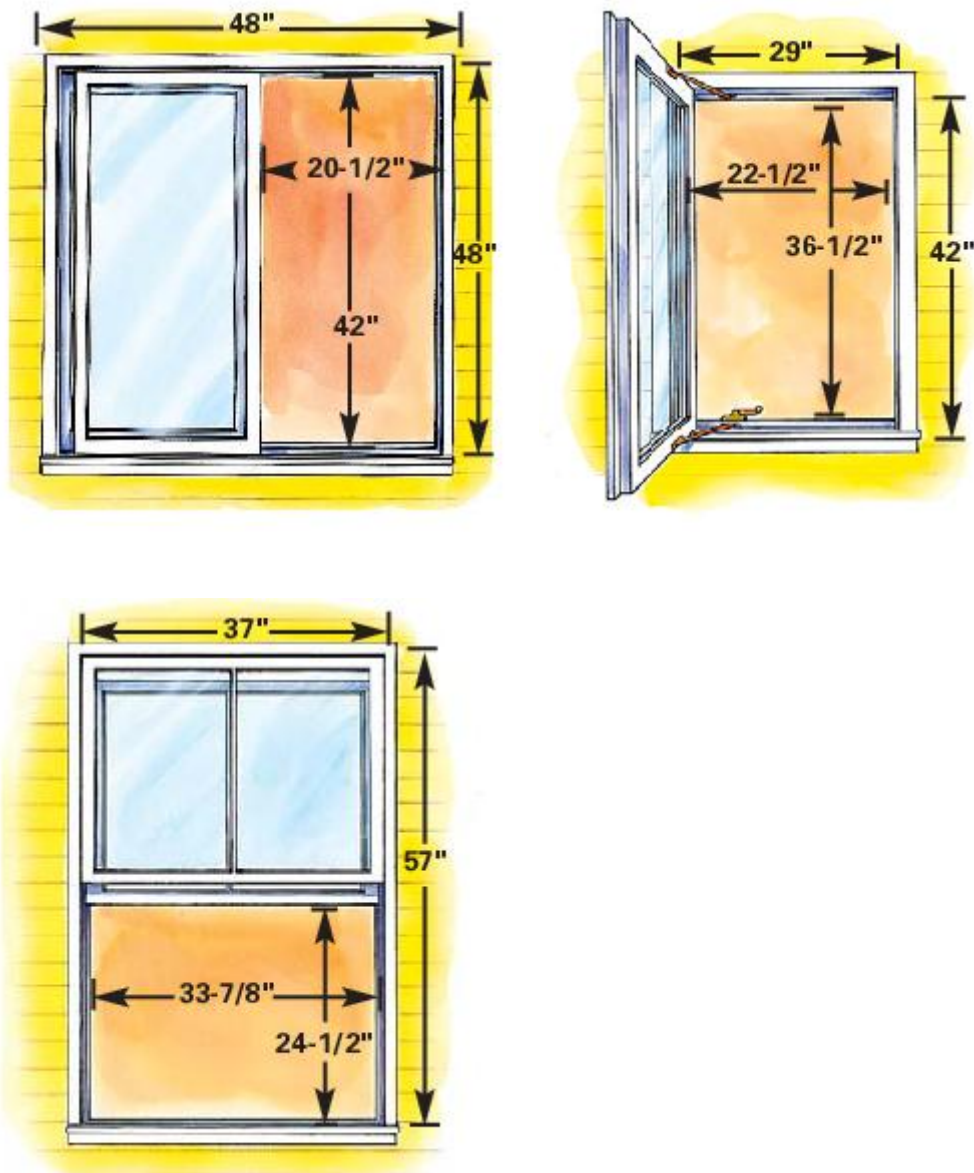
This information is furnished by Home Buyers Protection Company, your #1 source for home inspection information.



Certified Member

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The Smallest-Size Window of Each Style That Meets Egress Requirements



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