



TOWN OF CANTON_{CT}

BUILDING DEPARTMENT

EMERGENCY ESCAPE AND RESCUE OPENINGS

(Reprinted from the 2018 Connecticut State Building Code)

R310.1 Emergency escape and rescue openings required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements and attics 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 habitable areas of the basement or attic. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Habitable basements without sleeping rooms are not required to have emergency escape and rescue openings when they are provided with two remote, code-compliant stairways.
2. In existing buildings, basements and attics being converted to habitable space without sleeping rooms are not required to have emergency escape and rescue openings.

R310.1.1 Operational constraints and opening control devices. 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 complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have minimum dimensions specified in this section.

R310.2.1 Minimum opening area. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window from the inside. The net clear opening height shall not be less than 24" and the net clear opening width shall be not less than 20".

Exceptions:

1. Grade floor or below-grade openings shall have a minimum net clear opening of 5 square feet.
2. Existing buildings undergoing alterations or installation of replacement windows shall be permitted to utilize a removable sash to achieve the required minimum net clear openings. Such removable sash shall be capable of being removed without the use of a key or tool.

R310.2.2 Window sill height. Where a window is provided with as the emergency escape and rescue opening, it shall have a sill height of not more than 44" above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3

Exception: the 44" maximum sill height shall be permitted to be measured vertically above a fixed, permanent platform, step or steps whose minimum width shall equal or exceed the operable width of the opening and shall be centered on such opening and which shall comply with Sections R311.7.5.1

and R311.7.5.2. Glazing in windows complying with this exception shall not be subject to the provisions of Section R308.4.6 or R308.4.7.

R310.2.3 Window wells. The minimum horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 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 by Section R310.2.3.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

R310.2.3.1 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. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. 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.

R310.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception: A drainage system for window wells is not required when the foundation is on well-drained soils according to the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R310.2.4 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a *yard* or court.

R310.2.5 Replacement windows. Replacement windows in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.1, provide the replacement window meets the following requirements:

1. The replacement window is the manufacture's largest standard size window that will fit within the existing frame or rough opening. The replacement window is the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

R310.3 Emergency escape and rescue doors. Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be side-hinged or a slider. Where the opening is below the adjacent ground elevation it shall be provided with a bulkhead enclosure.

R310.3.1 Minimum door opening size. The minimum net clear height opening for any door that serves as an emergency escape and rescue opening shall be in accordance with Section R310.2.1

R310.3.2 Bulkhead enclosures. Bulkhead enclosures shall provide direct access from the basement. The bulkhead enclosure shall provide the minimum net clear opening equal to the door in the fully open position.

R310.3.2.1 Drainage. Bulkhead enclosures shall be designed for proper drainage by connection to the building's foundation drainage system required by Section R405.1 or an approved alternate method.

Exception: A drainage system for window wells is not required when the foundation is on well-drained soils according to the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided that the minimum net opening size complies with Sections R310.1.1 to R310.2.3, and such devices shall be releasable or detachable from the inside without the use of a key, tool, special knowledge or force greater than that required for the normal operation of the escape and rescue opening.

R310.5 Dwelling additions. When dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required where there is an emergency escape and rescue opening in an existing basement that is accessible from the new basement.
3. Habitable basements without sleeping rooms are not required to have emergency escape and rescue openings when they are equipped with two remote code-compliant stairways.

If you have any questions please contact the Building Department.

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