



EGRESS WINDOW REQUIREMENTS

Per city code for Short-Term Rentals (STR) and the International Residential Code all sleeping areas shall have an *emergency escape and rescue opening* that opens to the exterior of the building. That can be a door that opens to the exterior of the building or an exterior window of sufficient size to permit the occupants to escape a fire and to allow a fully outfitted firefighter to enter. This egress standard has been in place since 1979. This document is intended to help the STR owner/operator understand the egress window requirements.

WHAT IS AN EGRESS WINDOW?

An egress window must meet **ALL** of the four following criteria:

- Minimum net clear opening: 5.7 sq ft. Grade floor or below openings shall be a minimum of 5 sq ft.
- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Maximum sill height above the floor: 44 inches

HOW IS THE NET CLEAR OPENING DETERMINED?

Take measurements of the width and height when the window is fully opened. It is important to measure from the inside of the window frame. Stated another way, measure the part of the window that is the actual open space (as shown in the pictures below). This open area must be unobstructed, free and clear for a person to exit or fire/rescue personnel to enter. Once the dimension of width (in.) and height (in.) are determined, the net clear opening can then be calculated by multiplying width times height and dividing this total by 144 (1 square foot). See examples below:

Window net clear opening or clearance measurements:

Example 1: Opening width = 28", Opening height = 30" so $28 \times 30 = 840$ ", divided by 144" = 5.8 sq ft. Assuming the windowsill is less than 44 in. above the floor, this window **would meet** the egress requirements.

Example 2: Opening width = 20", Opening height = 24", so $20 \times 24 = 480$ ", divided by 144" = 3.3 sq ft. Although this window meets the minimum width and height criteria it does not meet the minimum net clear opening requirements, consequently this window **would not meet** the egress requirements.

Example 3: Opening width = 20", Opening height = 42" so $20 \times 42 = 840$ ", divided by 144" = 5.8 sq ft. Assuming the windowsill is less than 44 in. above the floor, this window **would meet** the egress requirements.

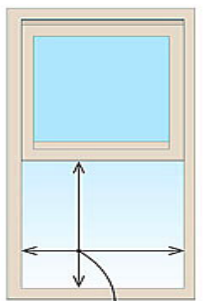
Example 4: Opening width = 35", Opening height = 24" so $35 \times 24 = 840$ ", divided by 144" = 5.8 sq ft. Assuming the windowsill is less than 44 in. above the floor, this window **would meet** the egress requirements.

Example 1

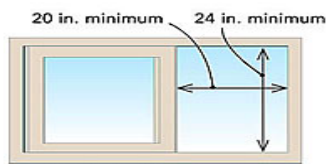
Example 2

Example 3

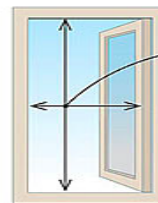
Example 4



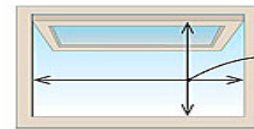
A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.



A 20-in. by 24-in. opening does not meet net-clear opening requirements.



A 20-in.-wide casement needs to be 42 in. tall.



A 24-in.-tall awning needs to be 35 in. wide.

3.3 sq ft of net clear opening

5.8 sq ft net-clear opening

5.8 sq ft of net clear

IF MY WINDOW HAS A NET CLEAR OPENING OF 5.7 sq. ft. WILL IT MEET EGRESS REQUIREMENTS?

Only if the window also meets the minimum dimension and sill requirements. For example, a 1 ft wide by 5.7 ft. High window opening is still too narrow to climb through, so it wouldn't pass code.

ARE THERE OTHER REQUIREMENTS?

Yes, the window must be operable from the inside without the use of separate tools, keys, special knowledge or effort. Please contact the McCall Fire Prevention Officer at (208) 634-4306 for questions.