

**CODE CHANGE PROPOSAL FORM**

(See instructions on page 2)

**Code: IRC–12/13**  
**Sections R310.1.....**

**Proponent: Charles S. Bajnai, Chesterfield County, VA, ICC Building Code Action Committee**

**Delete and replace as follows:**

**R310**  
**EMERGENCY ESCAPE AND RESCUE OPENINGS**

~~**R310.1 Emergency escape and rescue required.** Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue opening shall be required in each sleeping room. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency and escape rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.~~

~~**Exception:** Storm shelters and basements used only to house mechanical equipment not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>)~~

~~**R310.1.1 Minimum opening area.** All emergency and escape rescue openings shall have a minimum net clear opening of 5.7 square feet.~~

~~**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet.~~

~~**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches.~~

~~**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).~~

~~**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.~~

~~**R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). 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 R310.2.1 shall be permitted to encroach a maximum of 6 inches (152mm) into the required dimensions of the window well.~~

## R311.4

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**R310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) 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 (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457mm) on center vertically for the full height of the window well.

**R310.2.2 Drainage.** Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R504.1 or by an approved alternative method.

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

**R310.3 Bulkhead enclosures.** Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.7.8.2.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, 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 the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

**R310.5 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 (914 mm) in height to a yard or court.

**R310.1 Emergency escape and rescue opening required.** Basements, habitable attics and every sleeping room shall have at least 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 that opens to a public way.

**Exception:** Storm shelters and basements used only to house mechanical equipment not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>)

**R310.1.1 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

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

**R310.2.1 Minimum opening area.** All emergency and escape 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 emergency escape and rescue opening from the inside. The minimum net clear height opening shall be 24" and the minimum net clear width shall be 20"

**Exception:** Grade floor or below-grade openings shall have a minimum net clear opening of 5 square feet.

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**R310.2.2 Window sill height.** Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; if the sill height is below-grade, it shall be provided with a window well in accordance with Section R310.2.3.

**R310.2.3 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). 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 R310.2.1 shall be permitted to encroach a maximum of 6 inches (152mm) 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 (1118 mm) 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 (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457mm) 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 R504.1 or by an approved alternative method.

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

**R310.2.4 Emergency escape and rescue openings under decks and porches.** Emergency escape and rescue openings are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

**R310.3 Emergency escape and rescue doors.** Where a door is provided as the required emergency escape and rescue, it may be a side hinged door or a slider. It shall have a threshold at ground elevation or if the threshold 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 used as an emergency and escape rescue opening shall be 80" and the minimum net clear width shall be 20".

**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 connecting to the building's foundation drainage system required by Section R504.1 or by an approved alternative method.

**Exception:** A drainage system for bulkhead enclosures is not required when the foundation is on well-drained soil or sand-gravel mixture soils according to the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, 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 the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

## R311.4

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**Reason:** This proposal is submitted by the ICC Building Code Action Committee (BCAC) The BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance an assigned International Code or portion thereof. This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. Since its inception in July, 2011, the BCAC has held 6 open meetings and numerous workgroup calls which included members of the BCAC as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <http://www.iccsafe.org/cs/BCAC/Pages/default.aspx>.

This code change is primarily for reorganizational purposes. It separates EERO window and door provisions, which are currently intermingled. It also says that EERO doors do not have to be "egress" door, that is, side hinged doors. The new code language allows sliders from basements

**Cost Impact:** ????????????????????