



"History's Hometown"

CITY OF AUBURN

Department of Code Enforcement

Windows

GENERAL REQUIREMENTS:

1. Installation of windows whether NEW or REPLACEMENT in the City of Auburn requires a building permit.
2. Emergency Escape and Rescue Openings required in basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening per SECTION R310 International Residential Code 2020
3. MINIMUM requirements for Emergency Escape and rescue openings are;
 - Clear width opening NO less than 20 inches
 - Clear height opening NO less than 24 inches
 - Egress windows shall have minimum net clear area of 5.7 sq. ft. Clear opening height times clear opening width shall not be less than 5.7 sq. ft. (W x H = 5.7 sq. ft. greater)
 - Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 sq. ft.
 - Windows provided for emergency escape and rescue shall have a sill height no greater than 44 inches above finish floor.
 - Windows located below grade providing emergency escape and rescue shall be provided with a window well in accordance with Section R310.2.3 of IRC
 - Windows providing emergency escape and rescue located under decks and porches shall be fully open-able and provided a path not less than 36 inches in height to yard or court.
4. Provided above is just some information on Emergency Escape and Rescue Openings. A copy of section R310 of IRC has been provided for more information. Any questions regarding WINDOWS feel free to contact our office at codes@auburnny.gov



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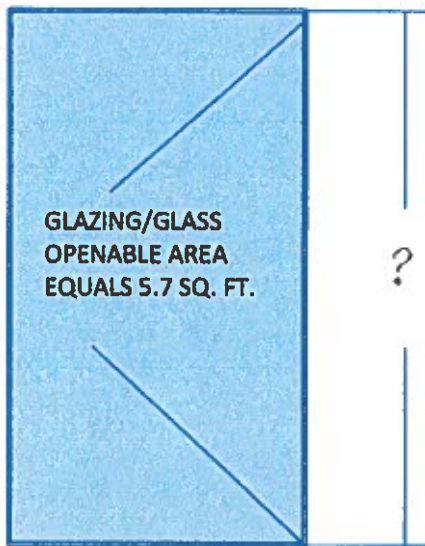
CITY OF AUBURN

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EMERGENCY ESCAPE AND RESCUE OPENINGS

MINIMUM CLEAR OPENABLE WIDTH

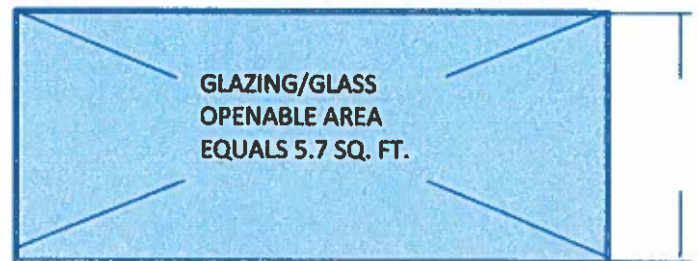
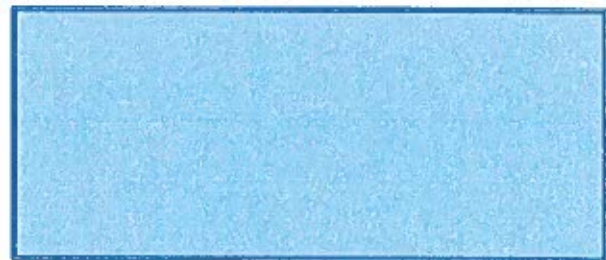
|----- 20" -----|



MINIMUM SIZE WINDOW
FOR 20 INCH CLEAR WIDTH

CLEAR OPENING WIDTH

|----- ? -----|



MINIMUM SIZE WINDOW FOR A 24 INCH
CLEAR HEIGHT

24"
CLEAR
MINIMUM

44"

MEASURED FROM
WINDOW CLEAR
OPENING TO FLOOR

EMERGENCY ESCAPE AND RESCUE
OPENINGS SHALL HAVE THE
BOTTOM OF THE WINDOW CLEAR
OPENING NOT GREATER THAN 44
INCHES MEASURED FROM THE
FLOOR.

IRC R310.2.1

EGRESS WINDOWS SHALL HAVE A MINIMUM NET
CLEAR OPENING AREA OF 5.7 SQ. FT. THE MINIMUM
HEIGHT SHALL BE 24 INCHES. THE MINIMUM
WIDTH SHALL BE 20 INCHES.

CLEAR OPENING HEIGHT TIMES CLEAR OPENING
WIDTH SHALL NOT BE LESS THAN 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR OPENINGS MAY HAVE A
MINIMUM NET CLEAR OPENING OF 5 SQ. FT.



The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

R309.2 Carports. Carports shall be open on not less than two sides. Carport floor surfaces shall be of *approved* noncombustible material. Carports not open on two or more sides shall be considered to be a garage and shall comply with the provisions of this section for garages.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Exception: Asphalt surfaces shall be permitted at ground level in carports.

R309.3 Flood hazard areas. For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be one of the following:

1. Elevated to or above the design flood elevation as determined in accordance with Section R322.
2. Located below the design flood elevation provided that the floors are at or above *grade* on not less than one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.

R309.4 Automatic garage door openers. Automatic garage door openers, if provided, shall be *listed* and *labeled* in accordance with UL 325.

R309.5 Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. *Basements, habitable attics* and every sleeping room shall have not less than 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.

Exceptions:

1. Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m²).
2. Where the *dwelling* or *townhouse* is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in *basements* shall not be required to have emergency

escape and rescue openings provided that the basement has one of the following:

- 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.
- 2.2. Two means of egress complying with Section R311.

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 on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.

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

R310.2.1 Minimum opening area. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). 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 net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: *Grade floor openings* or *below-grade* openings shall have a net clear opening area of not less than 5 square feet (0.465 m²).

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; where 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 horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 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 R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) 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 Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

BUILDING PLANNING

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 where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with 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 installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914 mm) in height to a yard or court.

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of Section R310.2.1, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of 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 a side-hinged door or a slider. Where the opening is below the adjacent grade, it shall be provided with an area well.

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

R310.3.2 Area wells. Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.

R310.3.2.1 Ladder and steps. Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the exterior stairwell.

R310.3.2.2 Drainage. Area wells shall be designed for proper drainage by connecting to the building's founda-

tion drainage system required by Section R405.1 or by an approved alternative method.

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

R310.4 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, area wells, or window wells, the minimum net clear opening size shall comply with Sections R310.2.1 through R310.2.3, 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 required for the normal operation of the escape and rescue opening.

R310.5 Dwelling additions. Where *dwelling additions* contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where *dwelling additions* 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 in a new *basement* where there is an emergency escape and rescue opening in an existing *basement* that is accessed from the new *basement*.

[NY] R310.6 Alterations or repairs of existing basements. Alterations or repairs of existing basements shall conform with Appendix J of this code.

SECTION R311 MEANS OF EGRESS

R311.1 Means of egress. *Dwellings* shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling* to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

[NY] R311.1.1 Lodging house evacuation notice. In addition to, but not in limitation of, any other requirement of this code, a fire-safety notice shall be affixed to the occupied side of the entrance door of each sleeping unit or dwelling unit in lodging houses constructed pursuant to Exception 6 of Section R101.2 of this code. Such notice shall indicate all of the following:

1. Location of nearest exits and fire alarms;
2. Procedures to be followed when a fire or smoke detector gives warning; and
3. Procedures to be followed in the event of fire or smoke development.