

Exceptions 1 and 3 are intended to exempt basements that would not be likely to be finished as living space, and thus have sleeping rooms in them.

The intent of Exception 2 is to permit sleeping rooms with a door that has direct access to an exterior-type environment, such as a street or exit balcony, to not have an EERO. The open atmosphere of the escape route would increase the likelihood that the means of egress would be available even with the delayed response time for sleeping residents. This would also exempt walk-out basements that did not include bedrooms.

**1030.2 Minimum size.** *Emergency escape and rescue openings* shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

**Exception:** The minimum net clear opening for grade-floor *emergency escape and rescue openings* shall be 5 square feet (0.46 m<sup>2</sup>).

❖ The dimensional criteria of the openings are intended to permit fire service personnel (in full protective clothing with a breathing apparatus) to enter from a ladder, as well as permit occupants to escape. The net clear opening area and minimum dimensions are intended to provide a clear opening through which an occupant can pass to escape the building or a fire fighter can pass to enter the building for rescue or fire suppression activities. Since the emergency escape windows must be usable to all occupants, including children and guests, the required opening dimensions must be achieved by the normal operation of the window from the inside (e.g., sliding, swinging or lifting the sash). It is impractical to assume that all occupants can operate a window that requires a special sequence of operations to achieve the required opening size. While most occupants are familiar with the normal operation by which to open the window, children and guests are frequently unfamiliar with any special procedures that may be necessary to remove or tilt the sashes. The time spent in comprehending the special operation unnecessarily delays egress from the bedroom and could lead to panic and further confusion. Thus, windows that achieve the required opening dimensions only through operations such as the removal of sashes or mullions are not permitted. It should be noted that the minimum area cannot be achieved by using both the minimum height and minimum width specified in Section 1030.2.1 (see Commentary Figure 1030.2).

**1030.2.1 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

❖ Note that both the minimum dimensions in this section and the minimum area requirements in Section 1030.2 apply. Thus, a grade-floor window that is only 24 inches (610 mm) in height must be 30 inches (762 mm) wide to meet the 5-square-foot (0.46 m<sup>2</sup>) area

requirement of Section 1030.2 for grade-floor window (see Commentary Figure 1030.2).

**1030.3 Maximum height from floor.** *Emergency escape and rescue openings* shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

❖ This section limits the height of the bottom of the clear opening to 44 inches (1118 mm) or less such that it can be used effectively as an emergency escape (see Commentary Figure 1030.2).

Windows in Group R-2, R-3 and R-4 dwelling units may also have to meet window-opening limitations because of concerns about child falls (see Section 1015.8). Only some of the window opening-control devices will also work for emergency escape and rescue openings.

**1030.4 Operational constraints.** *Emergency escape and rescue openings* shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over *emergency escape and rescue openings* provided the minimum net clear opening size complies with Section 1030.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the *emergency escape and rescue opening*. Where such bars, grilles, grates or similar devices are installed in existing buildings, *smoke alarms* shall be installed

