

**City of Mitchellville
Building Department
Emergency Escape & Rescue
Openings**



Please call (515) 225-8000
for inspections &
questions

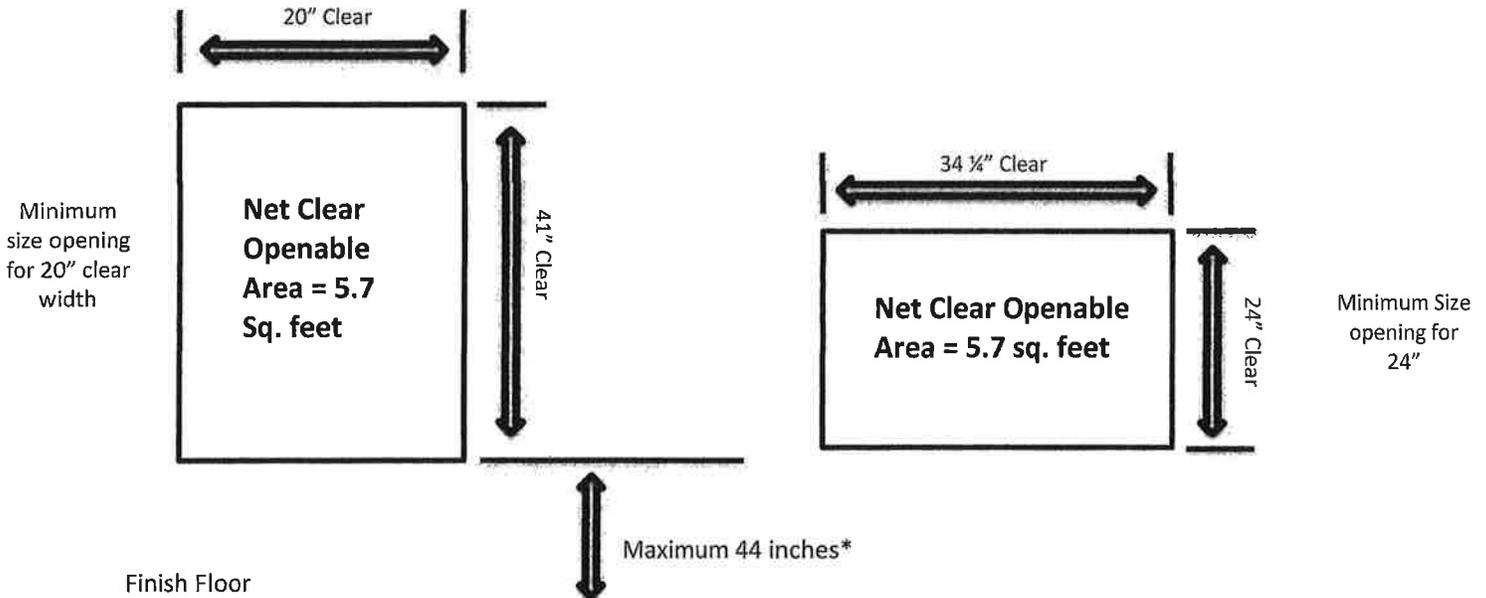
Basements and every sleeping room (see definition of sleeping room) shall have at least one openable window or door approved for emergency escape and rescue that shall open directly to the outside.

- The rescue openings shall be openable from the inside of the room without the use of keys, tools, or special knowledge.
- The net clear openable area shall be no less than 5.7 square feet (* Grade floor openings shall have a net clear opening of 5 square feet – see definition of Grade floor opening.
- In addition to the above requirements, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches. (Note: using both minimum figures will not obtain the required 5.7 square feet. See chart below).
- The finished sill height shall not be more than 44 inches above finished floor. (See note * for exception)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.6	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (Inches)



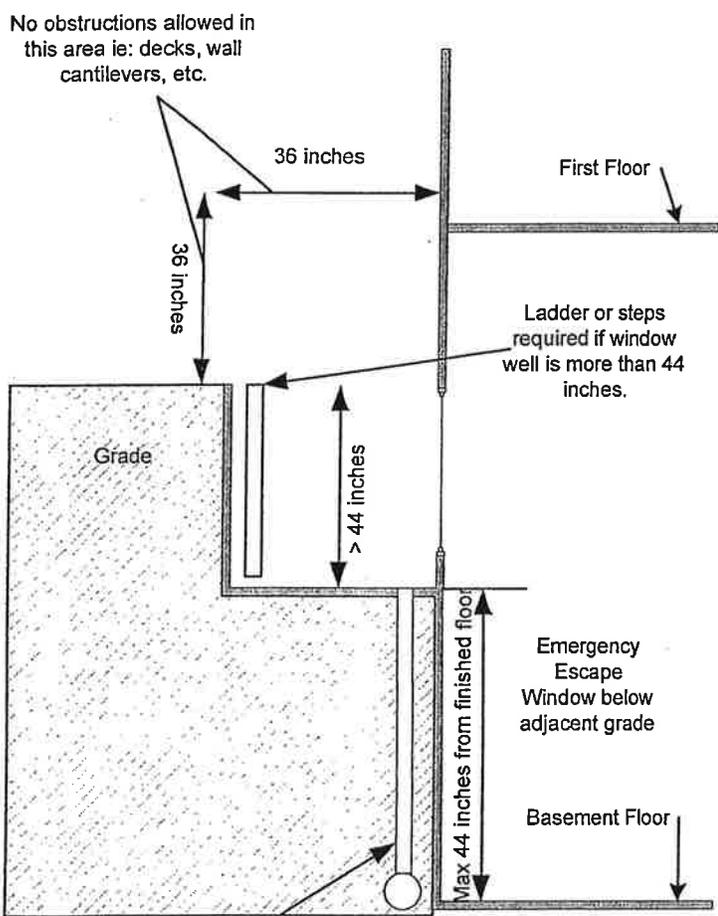
*Where the maximum height of 44 inches is exceeded in new or existing construction a permanent landing shall be provided that has a minimum width of 36 inches, minimum depth of 18 inches and a maximum height of 24 inches. The landing shall be installed directly under the window it serves.

Definitions

- Sleeping Room/Bedroom: Any room with a permanently built in closet, designed for a potentially used for sleeping purposes at the present time and/or in the future. Bedrooms include dens, offices, playrooms, family rooms, storage areas, and other rooms with built in closets
- Grade Floor Opening: A window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.

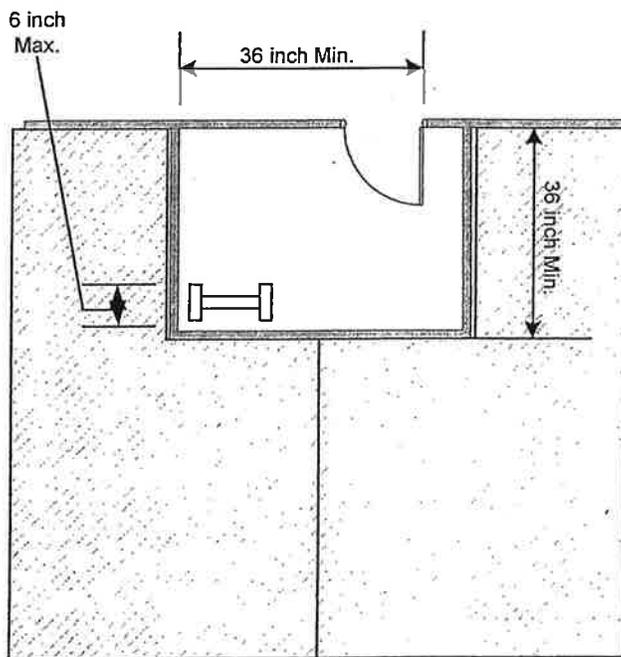
Window wells with a vertical depth below the adjoining ground exceeding 44 inches shall be equipped with a permanently affixed ladder or steps. (The ladder is permitted to encroach a maximum of 6 inches into the required dimensions of the window well). Ladder rungs shall have a minimum width of 12 inches, 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.



Section View Window Well

Minimum 36 inch net clear dimensions (9 square feet) when window is fully opened

Ladder or steps permitted to encroach a maximum of 6 inches into required dimensions.



Plan View Window Well

When window well is 10 or more square feet than a minimum 2 inch diameter tile shall be ran from the well to the house footing drain.