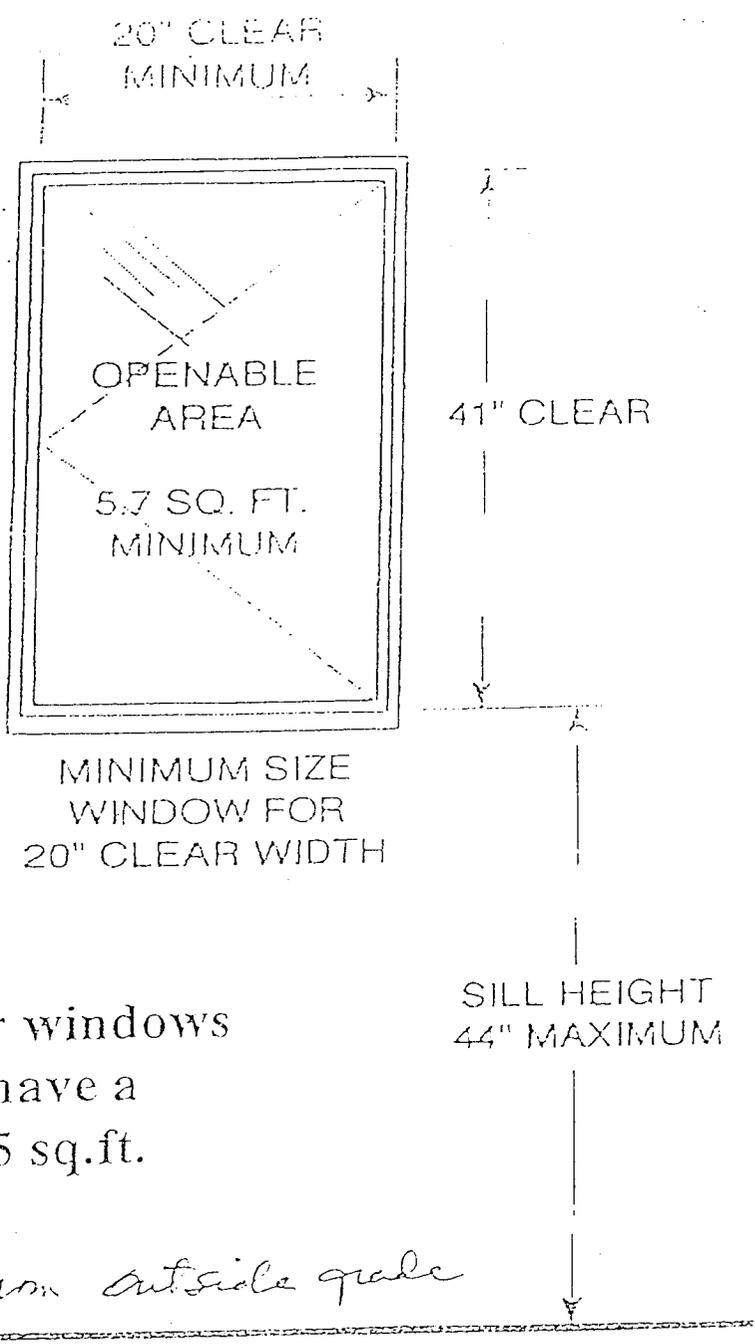


SECTION 310 EMERGENCY ESCAPE OPENING



MINIMUM SIZE WINDOW FOR 20" CLEAR WIDTH

Grade floor windows allowed to have a minimum 5 sq.ft. opening.

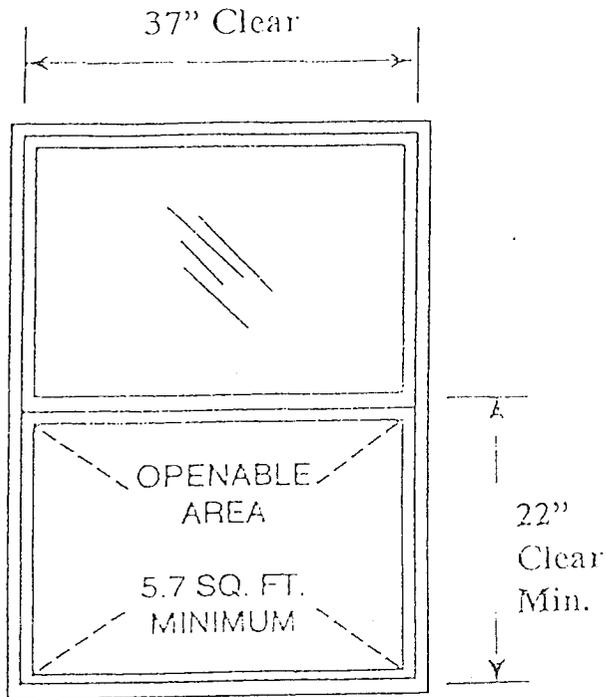
Measured from outside grade

SECTION 310

EMERGENCY ESCAPE OPENING

*Second Story
3.7
No ladder required*

Grade
floor
windows
allowed to
have a
minimum
5 sq.ft.
opening.



Minimum size window
for 22" clear height

Sill Height
44" Max.

FLOOR

SECTION 310.2

WINDOW WELLS.

- Window wells required for emergency escape shall have horizontal dimensions that allow the door or window of the emergency escape opening to be fully opened.
- The horizontal dimensions of the window well shall provide a minimum horizontal net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.
- Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.
- Ladders or rungs shall have a inside width of at least 12 inches, project at least 3 inches and shall be spaced not more than 18 inches.

SECTION 310.5 I.A.C.

SLEEPING ROOM REPLACEMENT WINDOWS.

- When replacing sleeping room windows at least one of the replacement windows shall comply with section 310. Replacement windows that do not meet the current emergency escape requirements of section 310, without structural alterations to the dwelling, may be installed as long as they meet the following requirements.
- 1. Replacement window shall not reduce the net clear opening by more than 6 inches horizontally or vertically, except awning replacement windows shall not reduce the existing net clear opening by more than 3 inches.
- 2. In no case shall the net clear opening height be less than 22 inches and the net clear opening width be less than 20 inches.
- 3. Double hung or sliding replacements shall have both sashes removable without the use of key or tool. Single hung installations are not allowed by this section.
- 4. Casement and Awning replacement windows may obtain the required net clear opening with the use of egress hardware.
- 5. If the replacement window cannot meet the minimum requirements listed in subdivisions 1,2,3,and 4, the existing window shall be replaced with a like window without reducing the existing net clear opening.

BEDROOM

410 IAC 6-8.2-3 "Bedroom" defined

Authority: IC 16-19-3-4; IC 16-19-3-5

Affected: IC 16-19-3

Sec. 3. "Bedroom" means any room in a residence that is forty-five (45) square feet or more, contains a closet, and at least one (1) operable window or exterior door approved for emergency egress or rescue as required by 675 IAC 14-4-30 (Indiana One and Two Family Dwelling Code). A bedroom is none of the following:

- (1) Bathroom.
- (2) Kitchen.
- (3) Closet.
- (4) Foyer.
- (5) Pantry.
- (6) Laundry room.
- (7) Furnace room.
- (8) Utility room.

(Indiana State Department of Health; 410 IAC 6-8.2-3)

(12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R309.3 Floor surface. Garage floor surfaces shall be of approved noncombustible material.

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.

R309.4 Carports. Carports shall be open on at least two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of this section for garages.

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

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.

R309.5 Flood hazard areas. For buildings located in flood hazard areas as established by Table 301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R327.
2. Located below the design flood elevation provided they are at or above grade on all sides, are used solely for parking, building access, or storage, meet the requirements of Section R327, and are otherwise constructed in accordance with this code.

SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches (1118 mm) above the floor. 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 window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

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 or tools.

R310.2 Window wells. Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet (0.84 m²) with a minimum horizontal projection and width of 36 inches (914 mm).

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) below the adjacent ground level 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 R314 and R315. 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 (457 mm) on center vertically for the full height of the window well.

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 R314.9.

R310.4 Bars, grills, covers and screens. Bars, grills, 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 or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION R311

EXITS

R311.1 Exit door required. Not less than one exit door conforming to this chapter shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

R311.2 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

R311.3 Type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet,