Basement Rescue
Egress Windows & Area Wells

Code Requirements
**Egress Window Types**

NATURAL LIGHT: When you are choosing an egress window, keep this additional requirement in mind.

A basement sleeping room must have natural light (glass area) equal to 8% of floor area. Be sure the glass area of your egress window is big enough to provide that much light.

**Awning Window NOT OK**
An awning window is not legal for use as an egress window

A egress window must have a clear opening of at least 20x24 inches, measured from stop to stop and from sash to sill. Either orientation is acceptable.
Sections Showing Sill Height

Without a Step

With a Step

Permanent platform or fixture installed such that a flat surface at least 20 inches wide and 9 inches deep is located no more than 46 inches directly below the clear opening.
Areawell Dimensions

Note: The plumbing code requires that an area well be properly connected to drain tile unless a watertight cover is provided.

Step needed if vertical dimension is more than 46"