

Rescue Window Measurements Notes

Reviewed May 3, 2005

****Effective July 1, 2004, all new rental units must comply with the following requirements.**

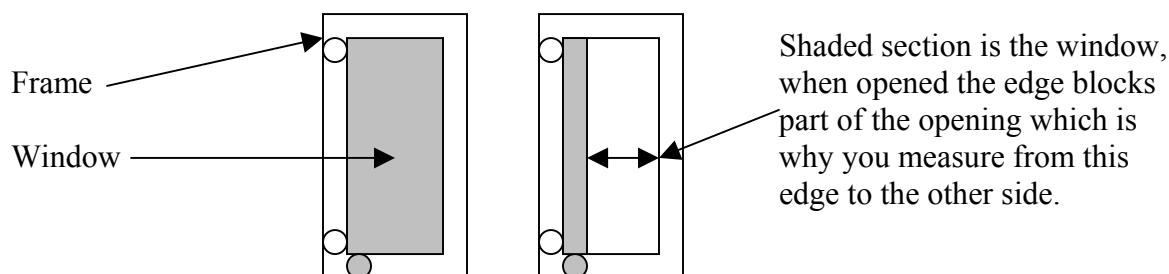
Contact the Housing Inspection Office, the City Building Official or the Fire Marshal prior to the replacement of any window in a bedroom or sleeping area

During inspections, we open the largest window in each bedroom/sleeping room and measure the width and height of the openable area and apply the following formula:

Width x Height = Total/144 = Openable area's square footage.

Sill height shall be 44" or less from the floor. See attached sheet for further specifics and below for excerpt from code. (Sheet from City of Marshalltown's Building Department that we give to rental property owners when needed.)

- Please note that a side crank out casement window is measured differently. You would open the window as far as it goes and measure from the offset side of the opened window out to the opposite side for the width. See below.



From the City of Marshalltown's Housing Code Ordinance, Chapter 15:

ARTICLE II. MINIMUM PROPERTY STANDARDS

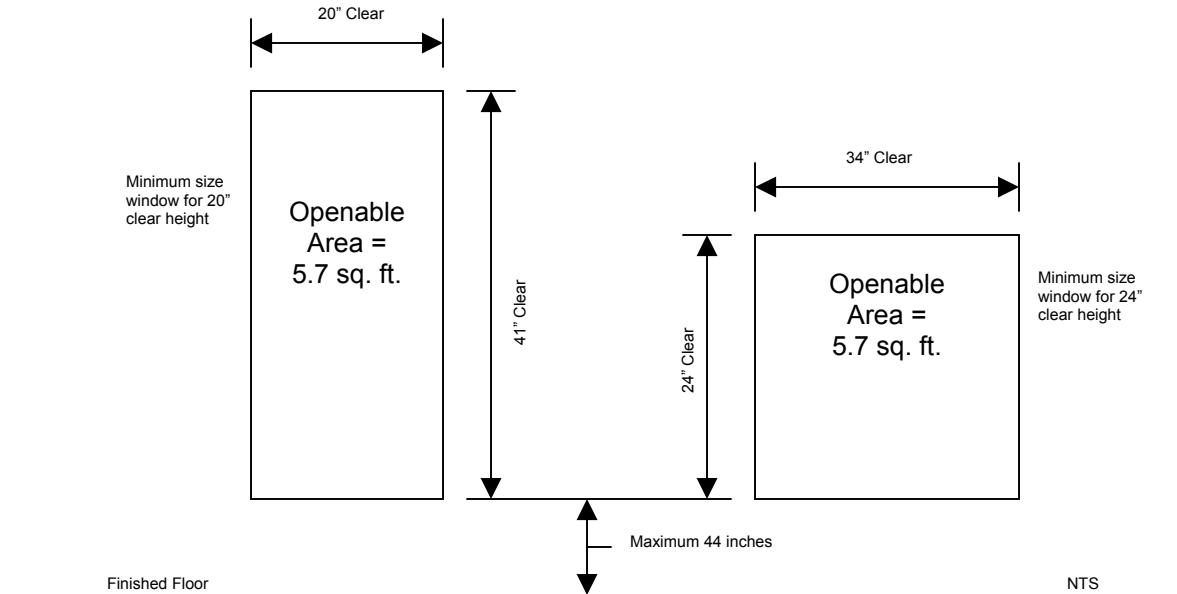
Sec. 15.5-26. Housing quality standards.

(j) *Access; Performance requirement.* The dwelling unit shall be usable and capable of being maintained without unauthorized use of other private properties and the building shall provide an alternate means of egress in case of fire, such as fire stairs or egress through windows. Every sleeping room below the fourth story shall have at least one operable window with a finished sill height not more than 44 inches above the floor or an exterior door approved for emergency egress or rescue. Each window in a sleeping room shall have a minimum net clear opening of 5.7 square feet. The minimum net clear height shall be not less than 24 inches. The minimum net clear width shall be not less than 20 inches.

Code Corner

Emergency Escape and Rescue Windows

By Ron Darville, Senior Plans Examiner, El Segundo, California



Because so many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire, Section 310.4 of the 1997 *Uniform Building Code*TM requires that:

- Basements of dwelling units, and
- Every bedroom below the fourth story

Shall have at least one operable window or door approved for emergency escape and rescue. This exit shall open directly into a public street, public alley, yard or exit court. The units shall be operable to provide a *full clear opening* without the use of separate tools.

Extensive testing by the San Diego Building and Fire Departments established the minimum window size requirements found in Section 310.4:

- The net clear opening area shall be no less than 5.7 square feet (.53 m²)
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches (610 mm). The net clear openable width dimension shall be a minimum of 20 inches (508 mm). Note that using both minimum figures will not obtain the required area.
- The finished sill height shall be not more than 44 inches (1118 mm) above the floor.

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

*1 inch = 25.4 mm

Width	20	20.5	21.0	21.5	22	22.5	23	23.5	24	24.5	25	25.5	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

The views expressed here are those of the authors and do not necessarily reflect the opinion or agreement of the international Conference of Building Officials.