



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).

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

- ❖ The minimum opening height for emergency space and rescue opening is 24 inches (610 mm), based on the minimum dimension of a fire fighter with full rescue equipment.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

- ❖ This section establishes a minimum width of 20 inches (508 mm) for emergency space and rescue openings,

based on the minimum dimension of a fire fighter with full rescue equipment.

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.

- ❖ Openings for emergency escape and rescue must be operational from the inside. Keys or special tools must not be needed to operate these openings. If keys or tools were necessary, they might not be readily available in an emergency or panic situation, and an individual might not be able to use them, so the opening would be unusable. Section R310.1 also requires the opening size to be obtained by the normal operation of the window. See the commentary for Section R310.1.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

MEANS OF EGRESS

LIFE SAFETY 101

(SECTION 21-2.2.2)

The primary area of concern is an acceptable secondary means of escape as established in the Life Safety Code in Section 21.2.2.3.

The Life Safety Code defines an acceptable secondary means of escape as one of the following:

A) "A door, stairway, passage or hall providing a way of unobstructed travel to the outside of a dwelling at the street or ground level that is independent of and remote from the primary means of egress."

B) "A passage through an adjacent non lockable space, independent and remote from the primary means of escape, to an approved means of escape",

C) "An outside window or door openable from the inside without the use of tools, keys or special effort and providing a clear opening of not less than 20 inches (50.8cm) in width, 24 inches (61cm) in height, and 5.7 square feet, (0.53) in area. The bottom of the opening shall not be more than 44 inches (112cm) above the floor." Such a means of escape shall be acceptable if:

- * "The window is within 20 feet (6.1M) of grade, or
- * "The window is directly accessible to the fire department rescue apparatus as approved by the authority having jurisdiction, or
- * "The window or door opens onto an exterior balcony"

The State Fire Marshal's Office does not accept the use of a tilt-tale out sash in double hung window as a method achieving the required opening size for the required seconds means of escape. The 5.7 sq. foot requirement must be achieved by the opening left when the lower sash is placed in the uppermost position.