

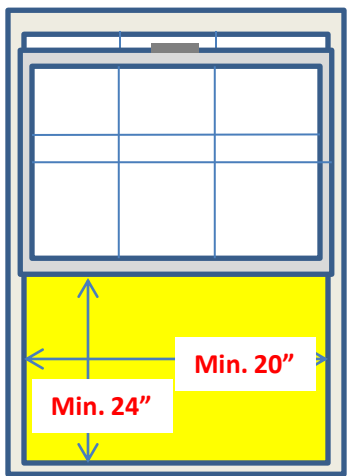
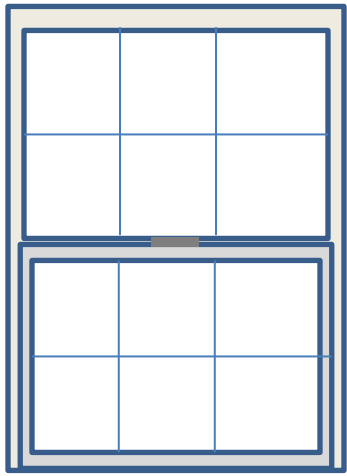
Bedroom Window Egress

Only 1 egress window per bedroom required

(illustrating a double hung style window)

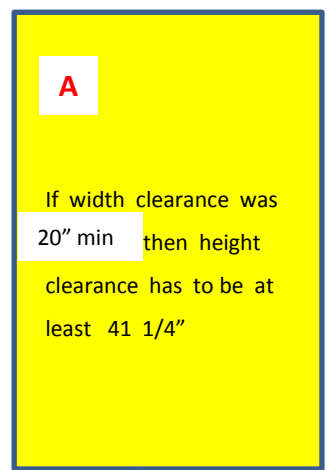
Window closed

Window open

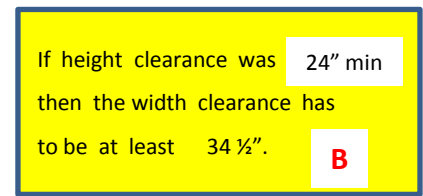
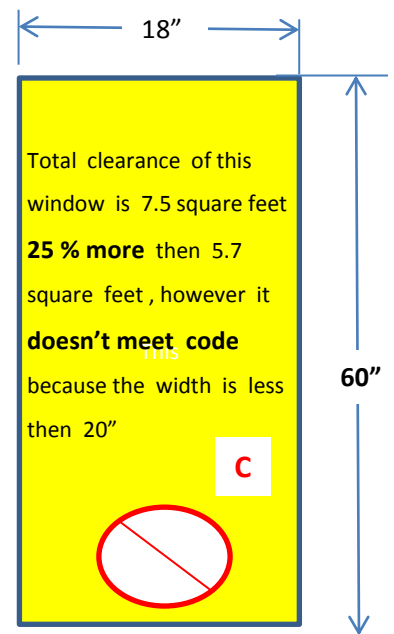
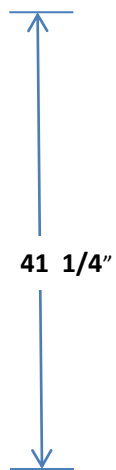


Floor

Maximum 44" above finish floor



Safety glass required if less than 18" from finish floor



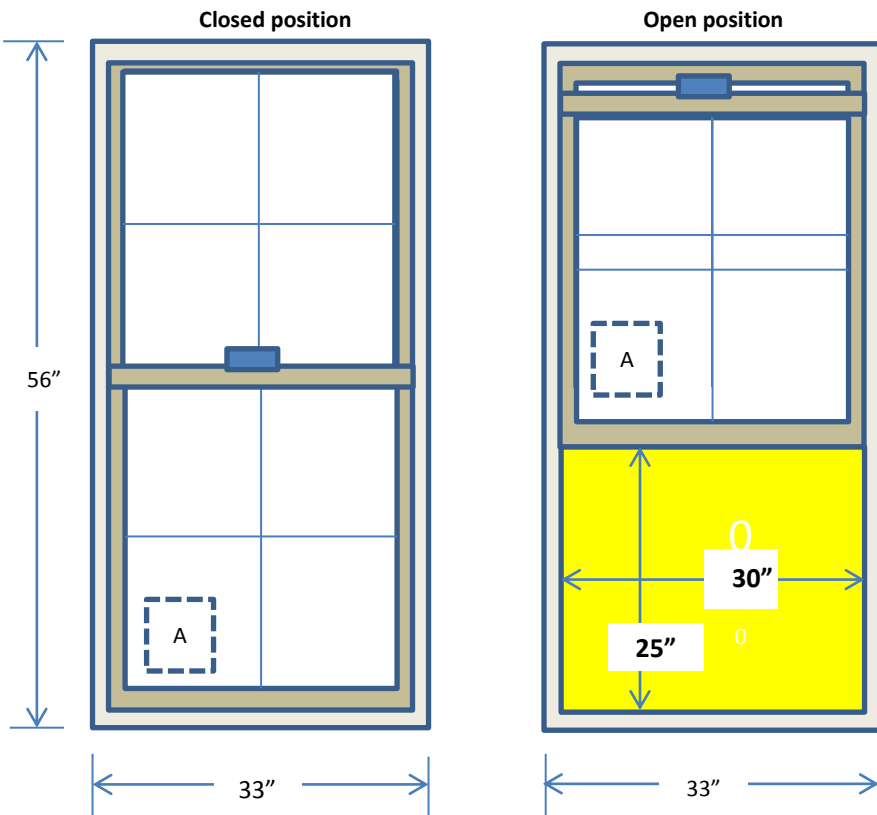
- Every sleeping area requires emergency escape & rescue opening.
- 5.7 square feet minimum clear opening (see yellow area)
- 5.0 square feet if window is at grade level.
- Egress window not required If bedroom has an exterior door.
- Window sash must open from inside without use of keys or tools.
- Minimum width of clearance is 20"
- Minimum height of clearance is 24 "
- Maximum height above finish floor is 44"
- Installing a air conditioner in only egress window is against code.

Calculations to determine proper egress size

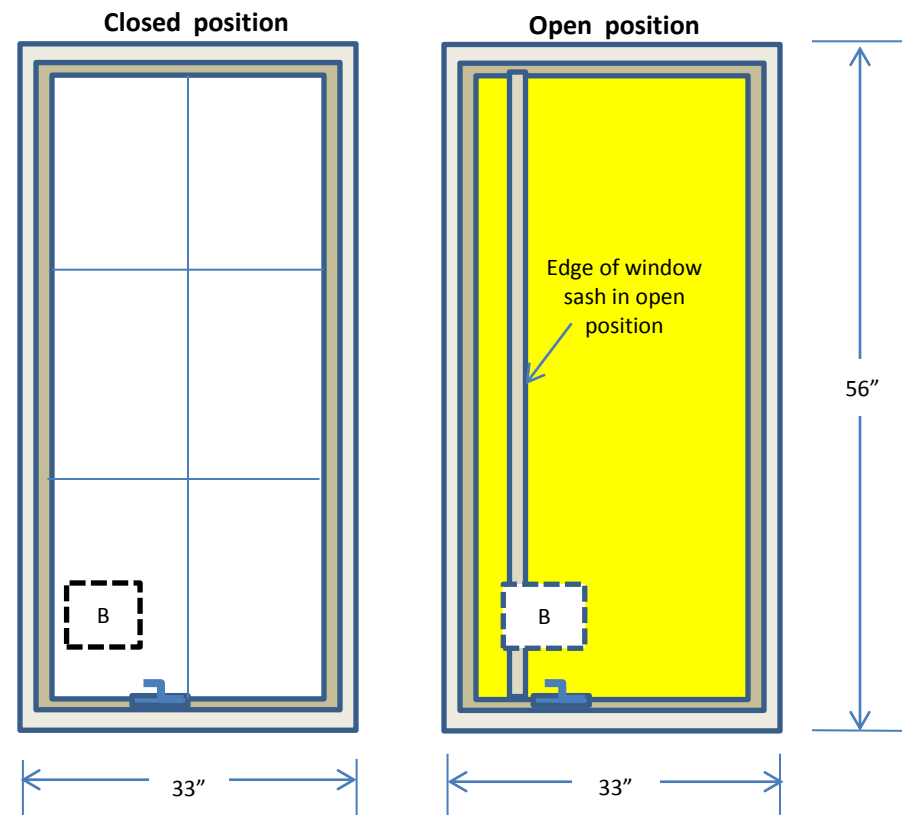
- Required minimum 5.7 square feet clearance equals 821 square inches
- To calculate , multiply width clearance x height clearance (inches x inches)
- Opening **A** illustrated above is 20" x 41 1/4 " = 825 square inches. **Egress window**
- Opening **B** , illustrated above is 34 1/4" x 24" = 822 square inches. **Egress window**
- Opening **C** , 18" x 60" = 1080 square inches or 7.5 square feet , **however not a egress window. because width is less than 20"**

Test your skills on following page !

Double Hung Style Window (same window , illustrating closed & open position)



Casement Style Window (same window , illustrating closed & open position)



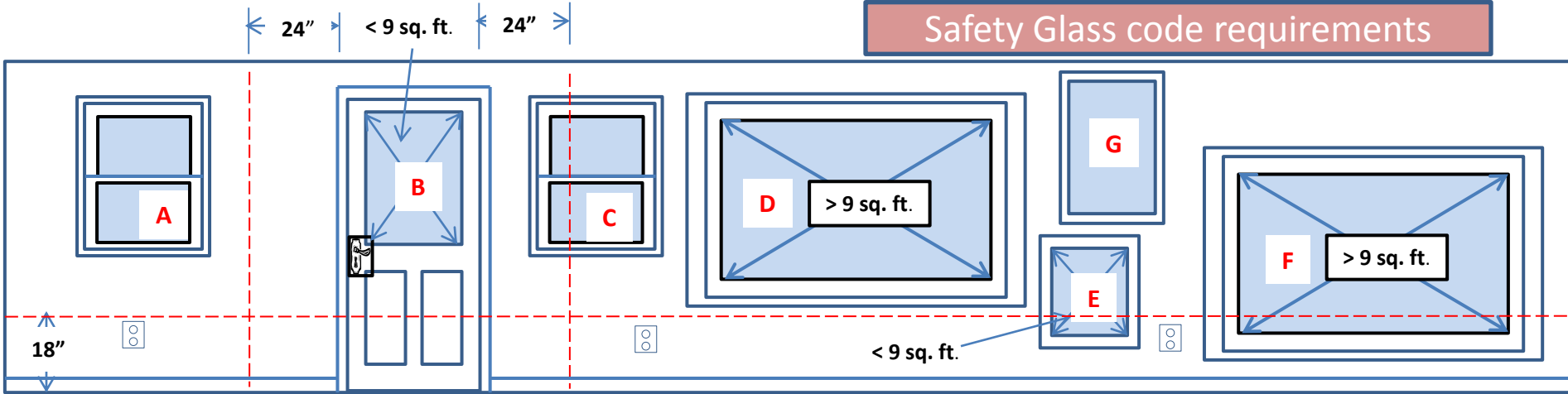
Question 1 Does **Window A** **meet egress** ? Accessible opening is (30 W " x 25 H ") = 750 square inches or 5.2 sq ft .
 Select (A) Yes (B) No or (C) Not enough information , explain .
Answer located far right corner

Question 2 If a double – hung style window **doesn't** meet egress is option **D** or **E** **your only options** or is there a another option ? (**D**) Remove window & enlarge rough opening to accommodate a egress window . (**E**) Leave window alone and install another window in a different location of room that meets egress . (**F**) If another option , please explain . **Answer located far right corner .**

Question 3 All double hung windows that meet all 3 requirements , which are minimum width is more then 20" , height is more then 24" and window is less then 44" off floor and are **only slightly shy** of being egress could become egress if a same size Casement window was installed in its place . ? (**Notice how converting to a casement style window almost doubles egress opening**)
 Select (A) Yes (B) No or (C) Yes & No , explain **Answer located below**

Answer to Question 1 is C Yes if window is located at grade level , No if not .
 Answer to Question 2 is F Order a Casement Style window the same rough opening as double hung , thus no framing or drywall work. Casements double size i
 Answer to Question 3 is C . It depends if the 20" minimum width is obtained. For example view Casement window in the open position , notice how the clearance width is further reduced . A double hung window that has a 21" width opening would be reduced below required 20" width by a casement style window . .

Safety Glass code requirements



Observation

Difference between both

Reason for safety glass

Window **A + C** same size and height off floor .

Window **D + F** same size , different heights

Window **E + F** are same height off floor (less then 18")

Glass **B + G** are same size , < 9 sq. ft. & more then 18 " off floor

Window **A + H** are same size and same height off floor

Windows **H + I** are both in tub area.

Window **J + L** are same size & less then 24" from door.

Window **N + O** are same size & height off floor

Window **M + N + O** same size .Window **M** higher off floor

If Window **M** or **H** was a single hung style window opposed to double hung style widow

Window **A** not required to be safety glass , Window **C** required

Window **D** not required to be safety glass ,Window **F** required.

Window **E** is not required to be safety glass , Window **F** required

One is a window and 1 is for a door . Glass **B** required

Window **A** not required to be safety glass , Window **H** required

Window **I** not required to be safety glass , Window **H** required

Window **j** not required to be safety glass . Window **L** required.

Window **O** not required to be safety glass , Window **N** required

Window **O** not required to be safety glass ,Window **M + N** required.

Top sash stationary opposed to operable

Combination of > then 9 sq. ft. and less then 18" off floor
> then 9 sq. ft.

All entrance doors required to have safety glass

Combination of in a tub and less then 60" off floor

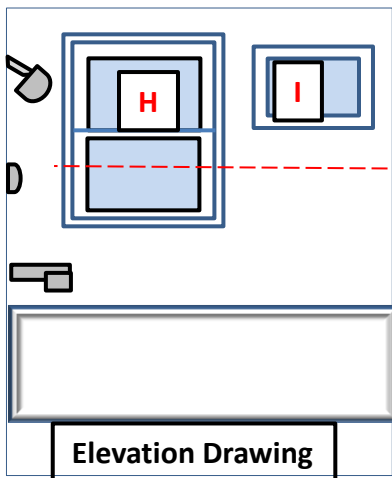
less then 60" above floor in a tub

Combination of within 24" radius with no permanent barrier

Within 60" floor landing (horizontal)

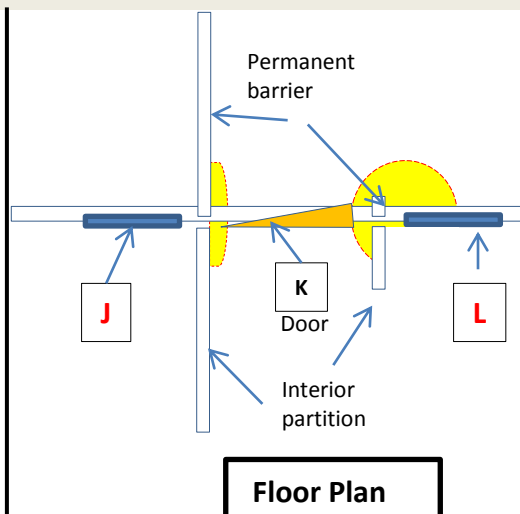
Within 60" floor landing of steps

Only Lower sash required to be safety glass.

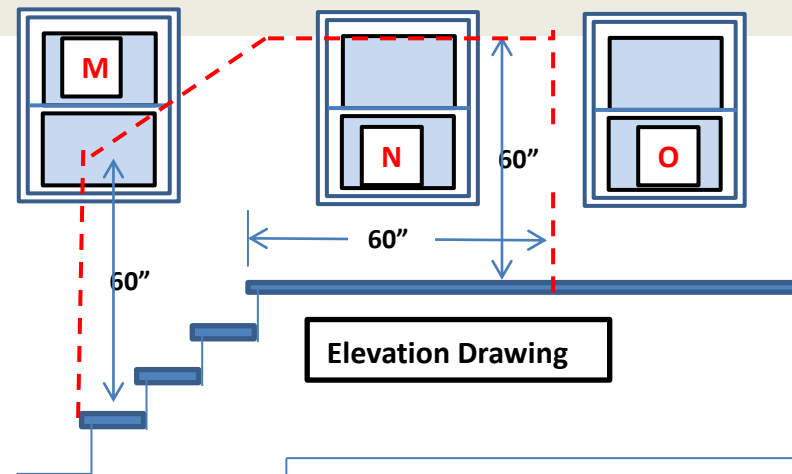


60"

Elevation Drawing



Floor Plan

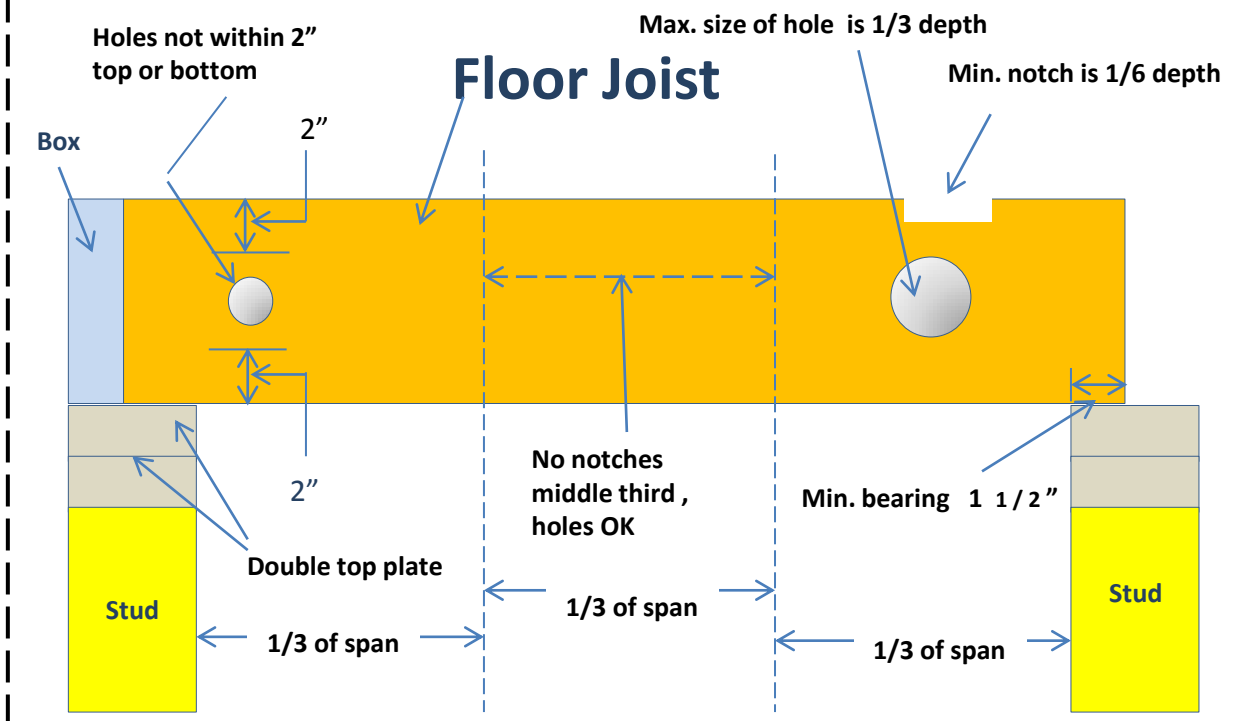
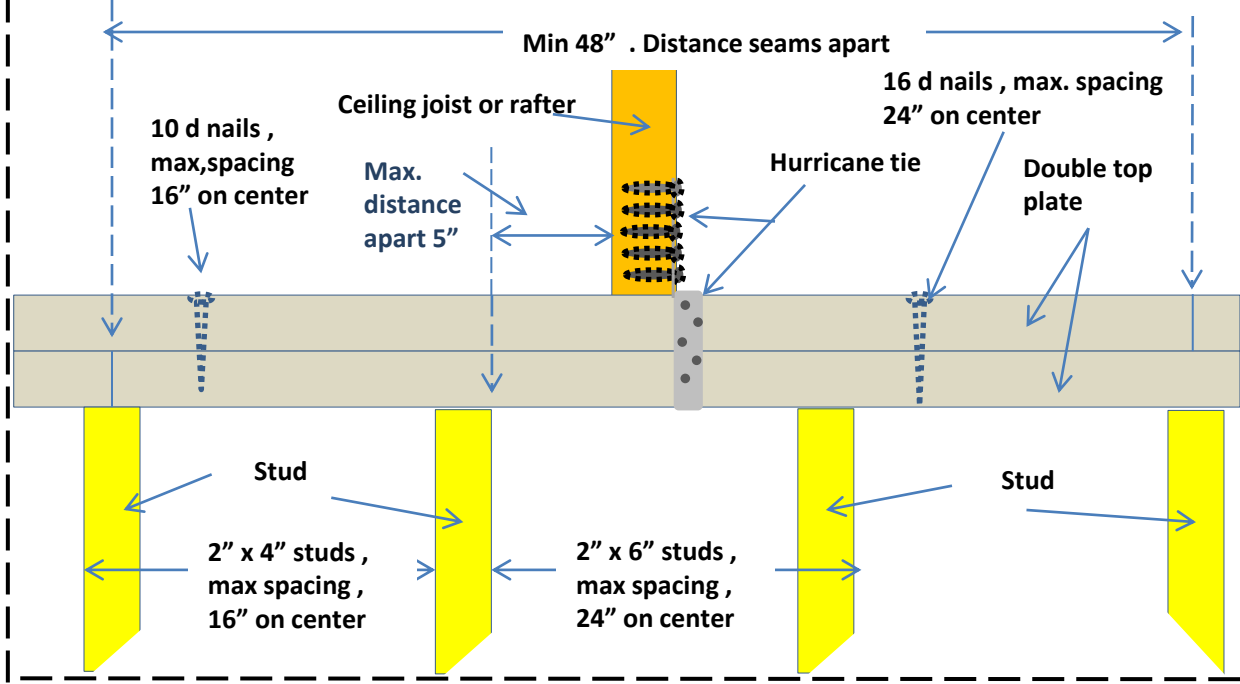
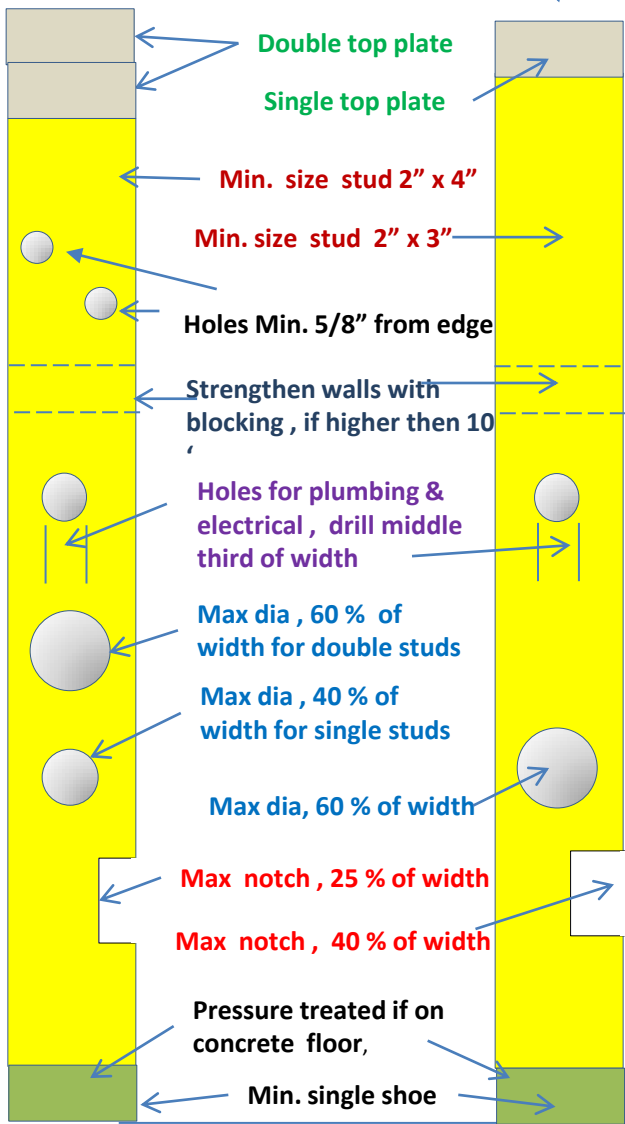


Elevation Drawing

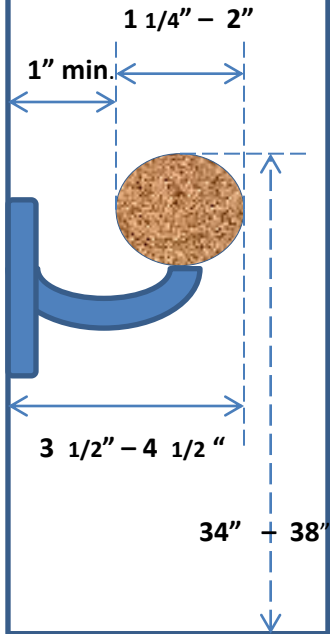
Key > = greater then < = Less then

Exterior walls or Interior bearing walls

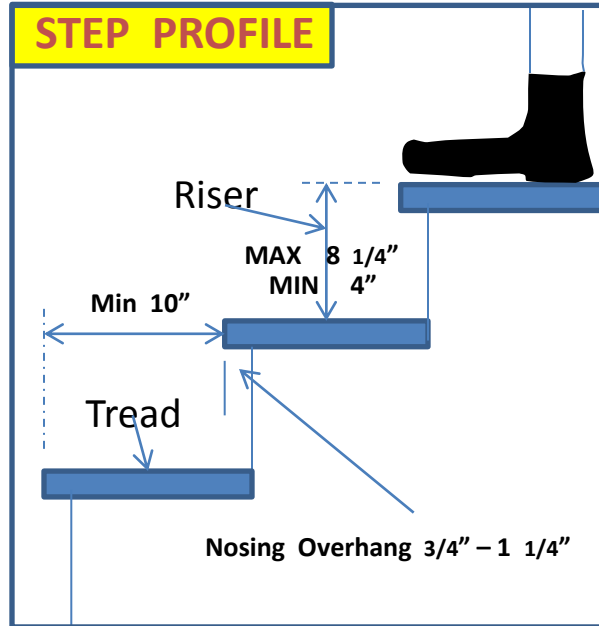
Interior non-bearing walls



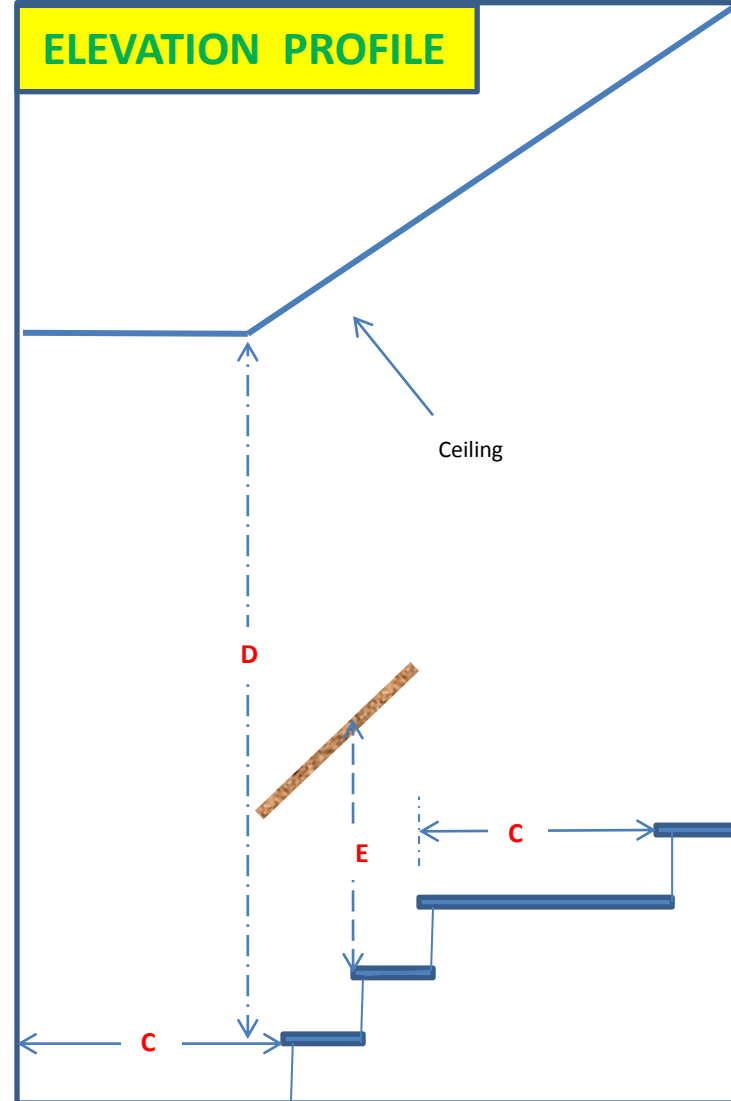
HAND RAILING



STEP PROFILE



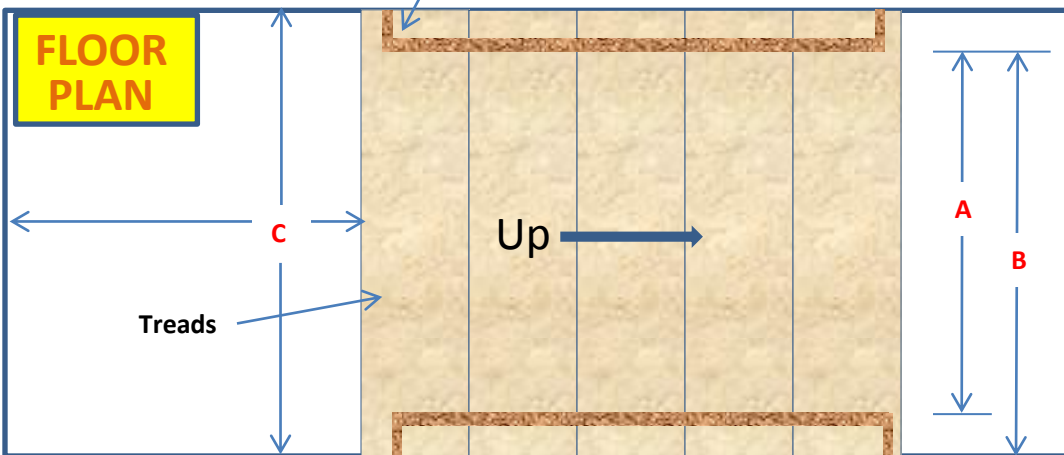
ELEVATION PROFILE



- Maximum difference in all risers is $\frac{3}{8}''$
- Maximum difference in all treads is $\frac{3}{8}''$
- No nosing required, $11''$ or greater treads.

- Graspable rail required, 4 or more risers
- Ends of railing to return to wall.

FLOOR PLAN



- A = Minimum width between 2 railings is $27''$
- B = Minimum width between 1 railing and wall is $31\frac{1}{2}''$
- C = Minimum width of stairs and landing clearance is $36''$
- D = Minimum headroom clearance is $80''$
- E = Height of hand railing, $34''$ to $38''$

Distance illustrated between boards is less than required 4", however **not to code because railing is climbable.**

Maximum space between spindles is a 4" sphere

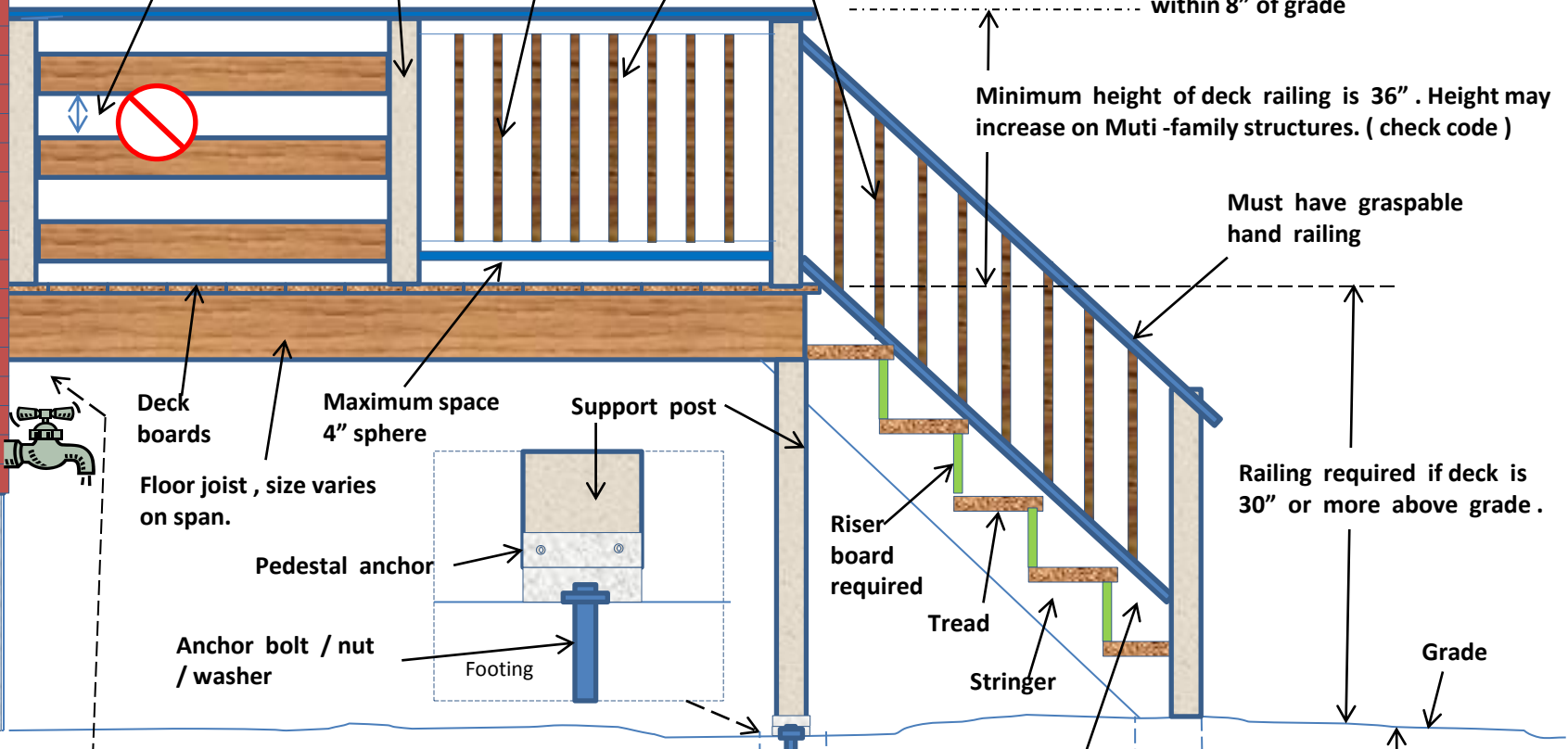
All metal (flashing , lag bolts , joist hangers , anchor bolt , pedestal anchor , nuts , washers , nails & screws) must be galvanized.

All wood must be pressure treated within 8" of grade

Minimum height of deck railing is 36". Height may increase on Multi-family structures. (check code)

Must have graspable hand railing

Railing required if deck is 30" or more above grade.



Deck boards

Maximum space 4" sphere

Support post

Floor joist , size varies on span.

Pedestal anchor

Anchor bolt / nut / washer

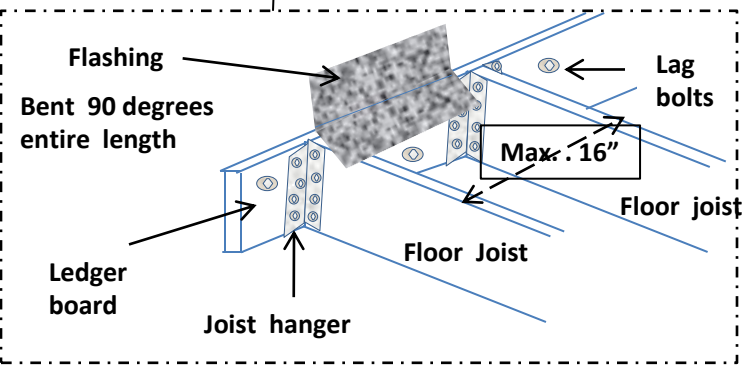
Footing

Riser board required

Tread

Stringer

Grade



Flashing

Bent 90 degrees entire length

Lag bolts

Max. 1/16"

Floor joist

Ledger board

Joist hanger

Floor Joist

Maximum space is a 6" sphere

Minimum 42"

Footings

Arnone Building & Remodeling Inc.

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Established 1973

Home Improvement License # 0550463

E-mail ArnoneBuilding@aol.com

Website ArnoneBuilding.com



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My website has been voted numerous times by the Better Business Bureau as thy best in the State in “Educating the Consumer” regarding the Home Improvement Industry.

Thank you , John Arnone