

SECTION 310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required.

Every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not required in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening. 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 emergency escape and rescue 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. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft.

Exception:

Grade floor openings shall have a minimum net clear opening of 5 sq. ft.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square ft. with a minimum horizontal projection and width of 36 in. The area of the window well shall allow the

emergency escape and rescue opening to be fully opened.

Exception:

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

R310.2.1 Ladder and steps. 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 steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall, and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

R310.2.2 Drainage Window Wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section 405.1 or by an approved method.

Exception:

1. A drainage system for window wells is not required when the foundation is on well-drained soil or sand-gravel mixture soils according to the United Soil Classification System Group I Soils, as detailed in Table R405.1.

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 R311.7.10.2.

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, special knowledge, or force greater than that which is required for normal operation of the escape and rescue opening.

R310.5 Emergency Escape Windows under Decks and Porches Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36in. in height to a yard or court.

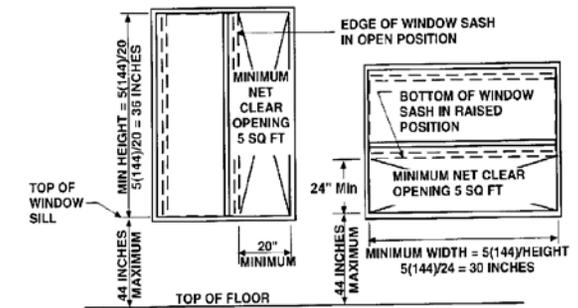


FIGURE 310.2
GRADE FLOOR EMERGENCY EGRESS WINDOWS

SECTION R311 MEANS OF EGRESS

R311.2 Exit door. At least one exit door shall be provided from each dwelling unit. The egress door shall be side-hinged and shall provide a minimum clear width of 32in. when measured between the face of the door, and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78in. in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key, special knowledge, or effort.

R311.3 Floors and Landings at Exterior Doors There shall be a floor or landing on each side of each exterior door. The width of each landing shall not be less than the width of the door served. Every landing shall have a minimum dimension of 36in. measured in the direction of travel. Exterior landings shall be permitted to slope not to exceed ¼ unit vertical in 12 units horizontal (2%)

Exception:

1. Exterior balconies less than 60 sq. ft. and only accessible from a door are permitted to have a landing less than 36in. measured in the direction of travel.

R311.3.1 Floor Elevations at the Required Egress Door. Landings or finished floors at a required egress door shall not be more than 1 ½ inches lower than the top of the threshold.

Exception:

1. The landing or floor on the exterior side shall not be more than 8 ¼ inches below the top of the threshold provided that the door does not swing over the landing or floor.

R311.3.2 Floor Elevations for Other Exterior Doors

Doors other than the required egress door shall be provided with landings or floors not more than 8 ¼ in. below the top of the threshold.

Exception:

1. Other than the required exit door, where the vertical elevation measured between the interior finish floor and the exterior finish grade, patio, or deck does not exceed 30in., a landing is not required for the exterior side of the door; provided the door (other than a screen or storm door) does not swing over the stairs.

R311.3.3 Storm and Screen Doors Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet.

**SECTION R311.8
RAMPS**

R311.8.1 Maximum slope. Ramps shall have a maximum slope of one-unit vertical in 12 units horizontal (8.3% slope).

R311.8.2 Landing required. A minimum 3 ft. by 3 ft. landing shall be provided at the following:

1. Top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction.

R311.8.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one-unit vertical in 12 units horizontal (8.3% slope).

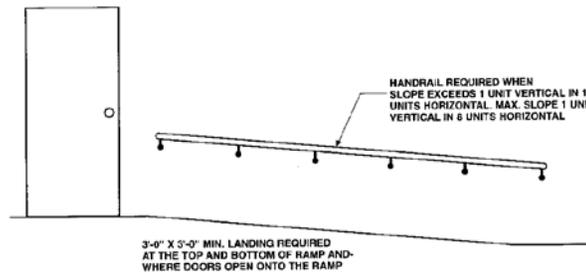
R311.8.3.1 Handrail Height Handrail height measured above the finished surface of the ramp slope, shall not be less than 34in. and not more than 38in.

R311.8.3.2 Handrail Grip Size Handrails on ramps shall comply with Section R311.7.8.3.

R311.8.3.3 Handrail Continuity Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ in. between the wall and the handrails.

SECTION 313 — RAMPS

The code requirements for all egress ramps are illustrated in Figure 313.



**FIGURE 313
EGRESS RAMP**



Emergency Escape and Rescue Openings Exits, Landings, & Ramps



City of Richmond

Department of Codes Enforcement
239 West Main Street
Richmond, KY 40475

(859) 625-6404

Monday – Friday
8:00 AM to 4:30 PM