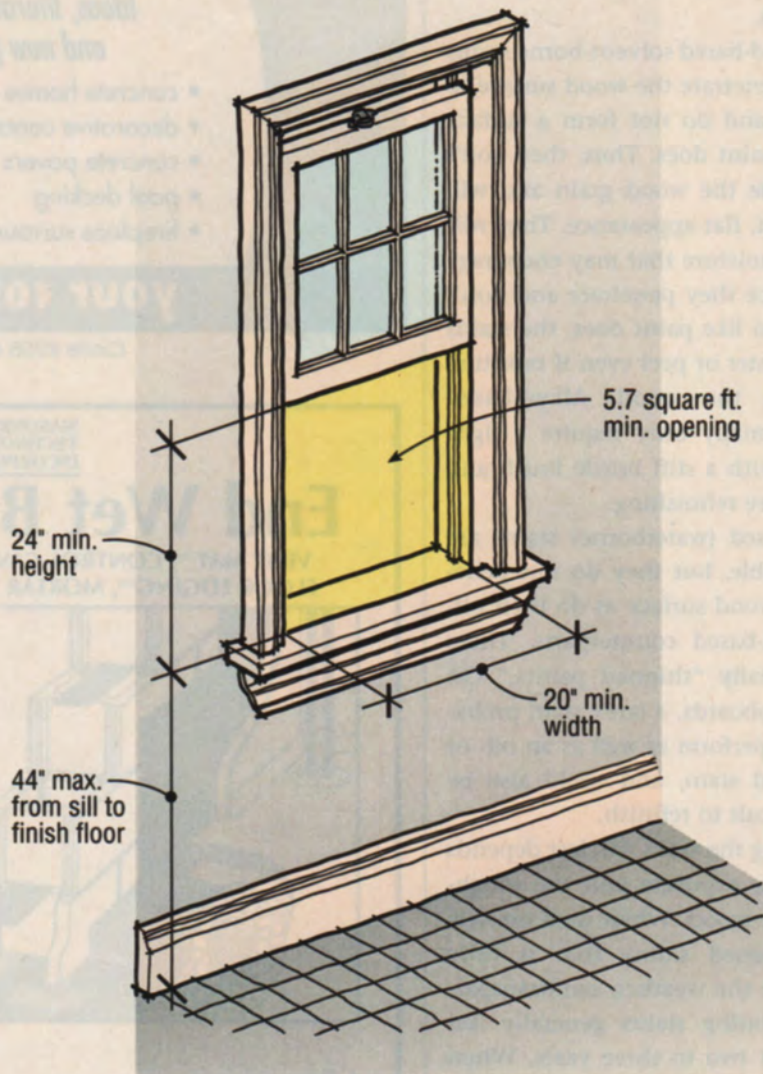


Egress Window Minimums



lighter than a certain distance from the floor to allow the egress escape. But what if it's a 24x20 window that is only 12 inches off the floor? Is that a code violation?

A. *Kelly Reynolds responds:* All three model codes limit the maximum height of the sill to 44 inches. There is no minimum distance that a window must be from the floor, even for second-story windows. However, if the window extends to within 18 inches of the floor, it must either be safety-glazed or have a bar or other physical barrier to prevent someone from falling into the glazing.

To meet code, the open area of an egress window must have a minimum width of 24 inches and a minimum

height of 20 inches, plus the opening must be a minimum of 5.7 square feet. Note that a 24x20-inch window does not meet code, because it creates only a 3.3 square foot opening. To comply, the window open area would need to be at least 24x34 inches to equal 5.7 square feet.

Kelly Reynolds is principal of Kelly P. Reynolds & Associates, a firm specializing in code interpretation and plan review, with offices in Chicago and Phoenix.

GOT A QUESTION? Send it to On the House, JLC, 932 West Main St., Richmond, VT 05477; or e-mail to jlc@bginet.com.

