



Notes:

When grade conditions require the sill of the egress windows to be below the outside grade elevation, then a window well must be constructed.

1. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. See IRC Section R310.4.1 Exception: The ladder or steps required by Section R310.4.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.
2. Window well 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 R310.2.3.
3. Ladders and rungs shall have an inside width of at least 12 inches and, 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. See IRC Section R310.4.1.
4. Bars, grills, covers and screens per Section R310.4.4.
5. Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
6. Exception: 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.