

**1025.15 Bench seating.** Where bench seating is used, the number of persons shall be based on one person for each 18 inches (457 mm) of length of the bench.

**[B] SECTION 1026  
EMERGENCY ESCAPE AND RESCUE**

**1026.1 Escape windows.** In Group R and Group I-1 occupancies, escape windows shall be provided, installed and maintained in sleeping rooms in accordance with this section. Sleeping rooms located in basements and levels below the fourth story shall have at least one exterior emergency escape and rescue opening.

**Exceptions:**

1. An escape window is not required if the room has a door that leads directly to the exterior of the building.
2. Escape windows installed prior to April 11, 1983, and having a clear opening not less than 20 inches (508 mm) in width, 24 inches (610 mm) in height and 5 square feet (0.46 m<sup>2</sup>) in area with a finished sill height not more than 48 inches (1219 mm) above the floor may be allowed to continue.
3. An escape window is not required if the building is protected throughout by an approved, automatic sprinkler system.
4. Escape windows need not be installed from rooms of existing buildings having two separate means of escape, provided that the means of escape are independent of each other and they pass through only one adjacent nonlockable room or area.
5. Existing escape windows at single-story resort buildings installed prior to October 3, 1975, and having a clear opening not less than 20 inches (508 mm) in width, 20 inches (508 mm) in height and 4.5 square feet (0.41 m<sup>2</sup>) in area with a finished sill height not more than 36 inches (914 mm) above the floor may be allowed to continue.
6. Escape windows are not required in Group R hotels or motels constructed prior to April 11, 1983.

**1026.2 Minimum size.** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

**Exception:** The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m<sup>2</sup>).

**1026.2.1 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

**1026.3 Maximum height from floor.** Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

**1026.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar

devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1026.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Sections 907.2.10 regardless of the valuation of the alteration.

**1026.5 Window wells.** An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Sections 1026.5.1 and 1026.5.2.

**1026.5.1 Minimum size.** The minimum horizontal area of the window well shall be 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**1026.5.2 Ladders or steps.** Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center (o.c.) vertically for the full height of the window well. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm). The ladder or steps shall not be obstructed by the emergency escape and rescue opening. Ladders or steps required by this section are exempt from the stairway requirements of Section 1009.

**SECTION 1027  
MEANS OF EGRESS FOR EXISTING BUILDINGS**

**1027.1 General.** Means of egress in existing buildings shall comply with Sections 1027.1 through 1027.23.4.

**1027.1.1 Compliance option.** Means of egress in existing buildings conforming to NFPA 101 (Life Safety Code) shall be deemed as evidence of compliance with this section.

**1027.1.2 Previous codes.** Means of egress in existing buildings conforming to the requirements of the Fire Code or Building Code under which they were constructed shall be considered as complying means of egress if, in the opinion of the fire code official, they do not constitute a distinct hazard to life.

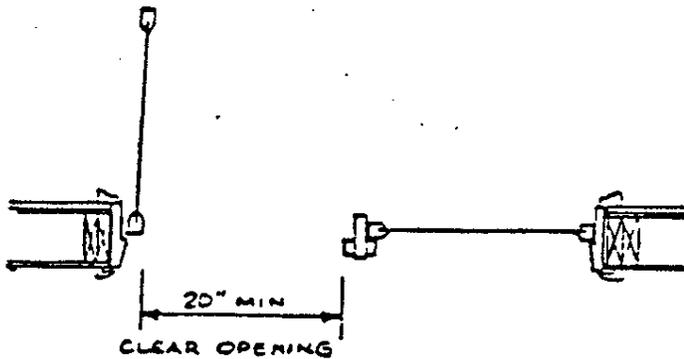
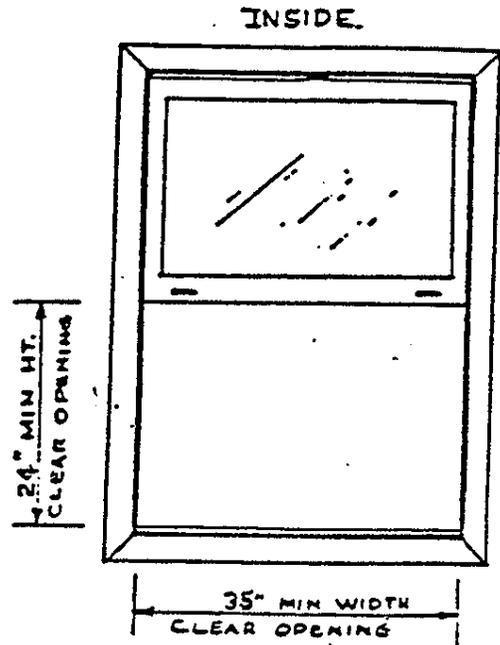
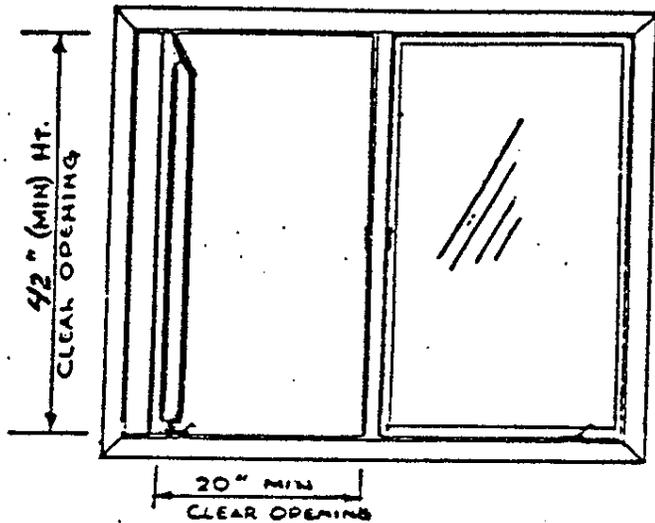
**1027.1.3 Occupant loads.** The number of occupants shall be determined in accordance with Section 1004.

**1027.1.4 Egress width.** The minimum required egress width shall be determined in accordance with Section 1005.1.

**1027.1.5 Ceiling height.** The ceiling height in corridors and stairs shall be not less than 78 inches (1981 mm).

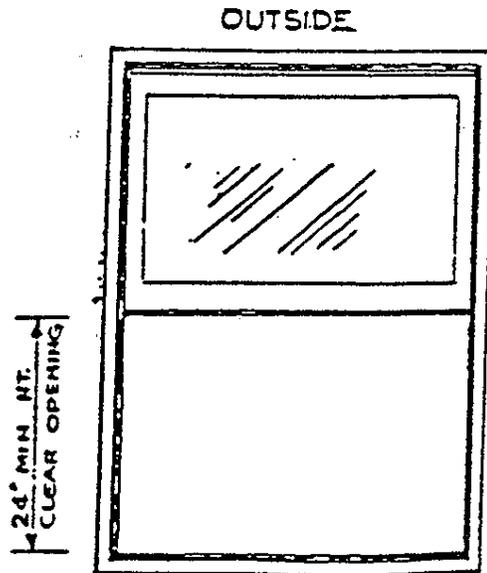
**1027.2 Elevators, escalators and moving walks.** Elevators, escalators and moving walks can only be used as a component of a required means of egress where previously approved.

# Means of Escape Windows Must Have 5.7 sq. ft. Minimum Openable Area



EXAMPLE:  
42" x 20" = 840 sq in = 5.8 or 5.8 sq ft.

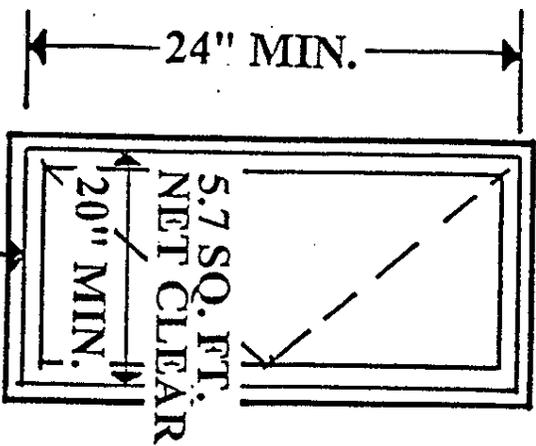
## CASEMENT WINDOWS



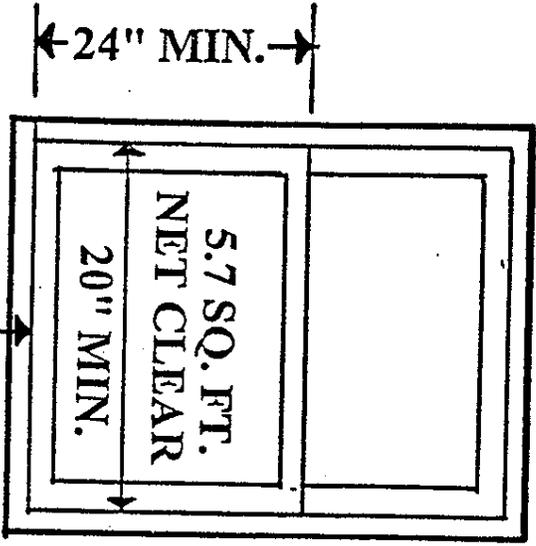
DOUBLE HUNG WINDOW  
EXAMPLE:  
24" x 35" = 840 sq in = 5.8 or 5.8 sq ft.

# ESCAPE AND RESCUE WINDOWS

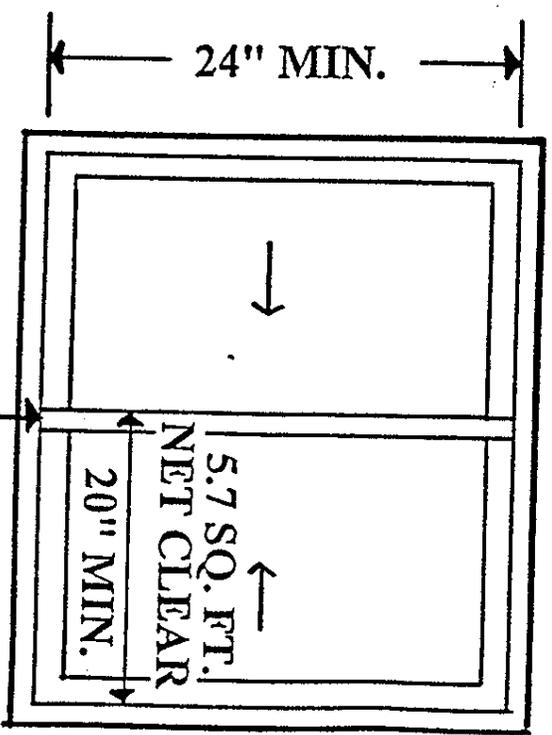
CASEMENT



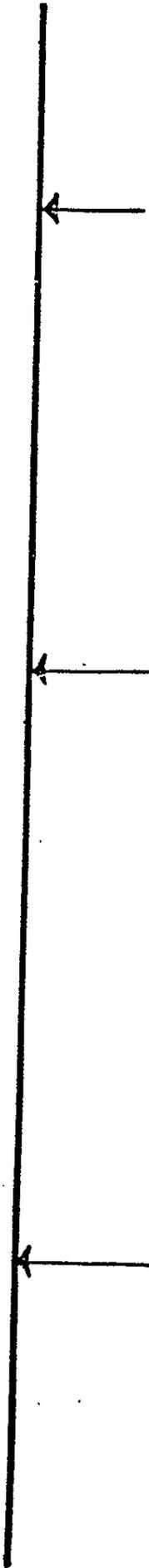
DOUBLE HUNG



SLIDE BY



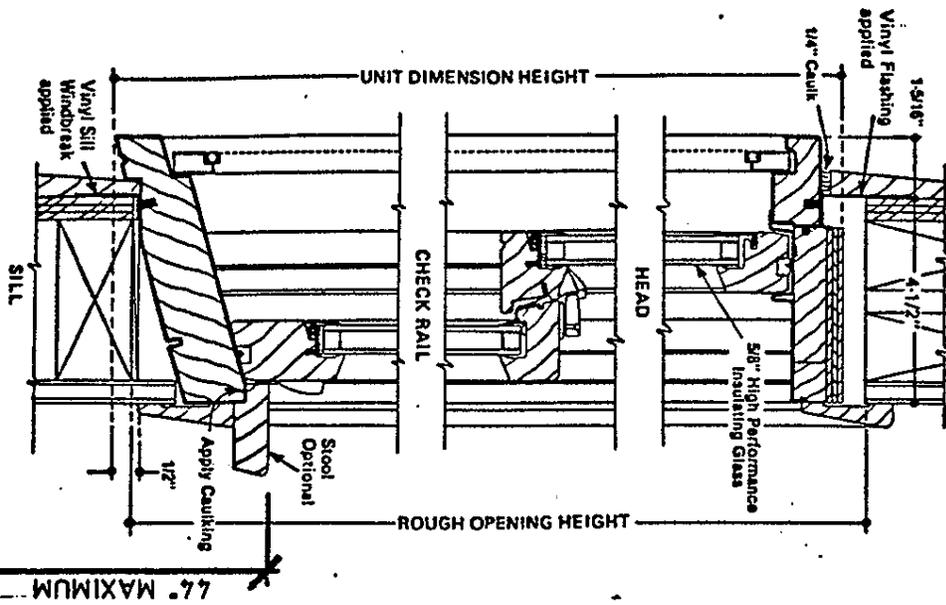
MAXIMUM OF 44 INCHES MEASURED FROM FLOOR TO HIGHEST PORTION OF SILL



# MAXIMUM SILL HEIGHT EGRESS WINDOWS

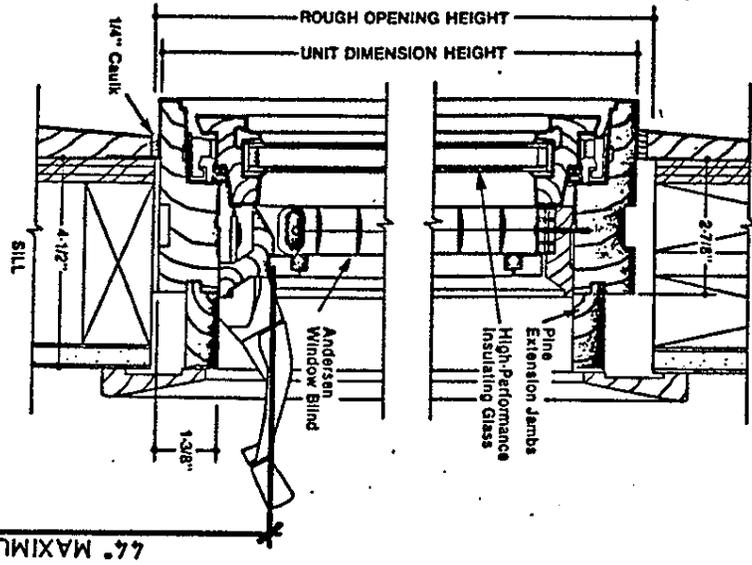
VERTICAL DETAIL

Scale 3" = 1'0"



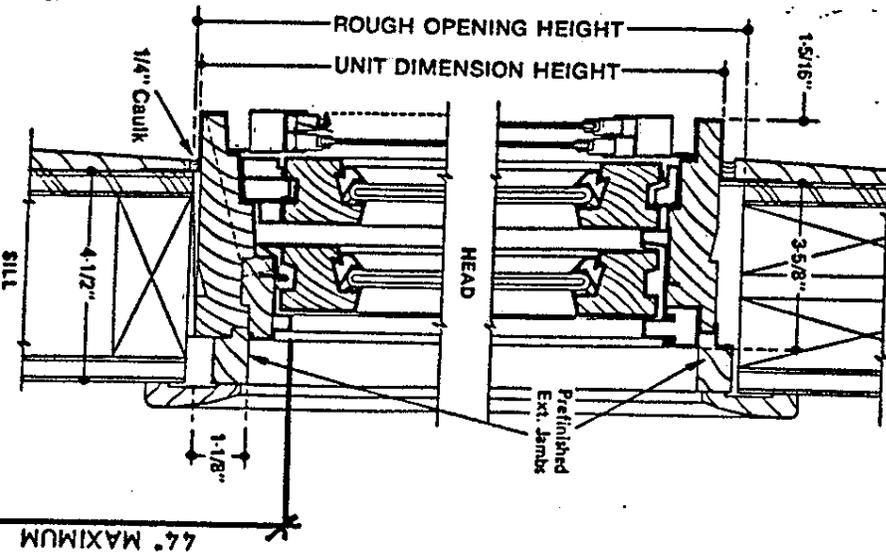
VERTICAL DETAIL

Scale 3" = 1'0"



VERTICAL DETAIL

Scale 3" = 1'0"



DOUBLE FINING WINDOWS

BASAMENT WINDOW

CLIMING WINDOW

FINISHED FLOOR ELEVATION

# Section 310.4 EMERGENCY ESCAPES

- Fifth paragraph added to provide details of window wells, which will be required when an emergency escape or rescue opening has a finished sill height below grade.
- Window wells with a vertical depth of more than 44 inches shall be equipped with an approved ladder or stair. Such stairs or ladders are exempt from the provisions of Section 1006 based on an exception in Section 1006.1.
- A definition for "window wells" has been added to Section 224.

