

CITY OF WEST RICHLAND

COMMUNITY DEVELOPMENT DEPT.

Building Inspection Section

3805 W Van Giesen * West Richland, WA

Inspection Request Line (509) 967-3518 * General Information 967-5902

EMERGENCY EGRESS WINDOWS • NO. 8

Windows in existing bedrooms may be replaced with new windows **ONLY** if the replacement window is the same size and type as the existing window so as to not reduce whatever emergency egress opportunity currently exists. For example, if a bedroom has an existing wood-framed, single-hung window, the replacement window must be the same size and single-hung. Most replacement window projects are done to improve energy efficiency (see Energy Code requirements below) so that the frame of the replacement window is vinyl or aluminum thermal break, etc., but the type (i.e., 1/2 sliding, awning, single-hung, casement) must stay the same as the existing window in order to meet the intent of the code. This directive compiles with intent of Sec. 3403.2 of the 1997 UBC in that the alteration (replacing the windows) "will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation, than before such ... alterations are undertaken."

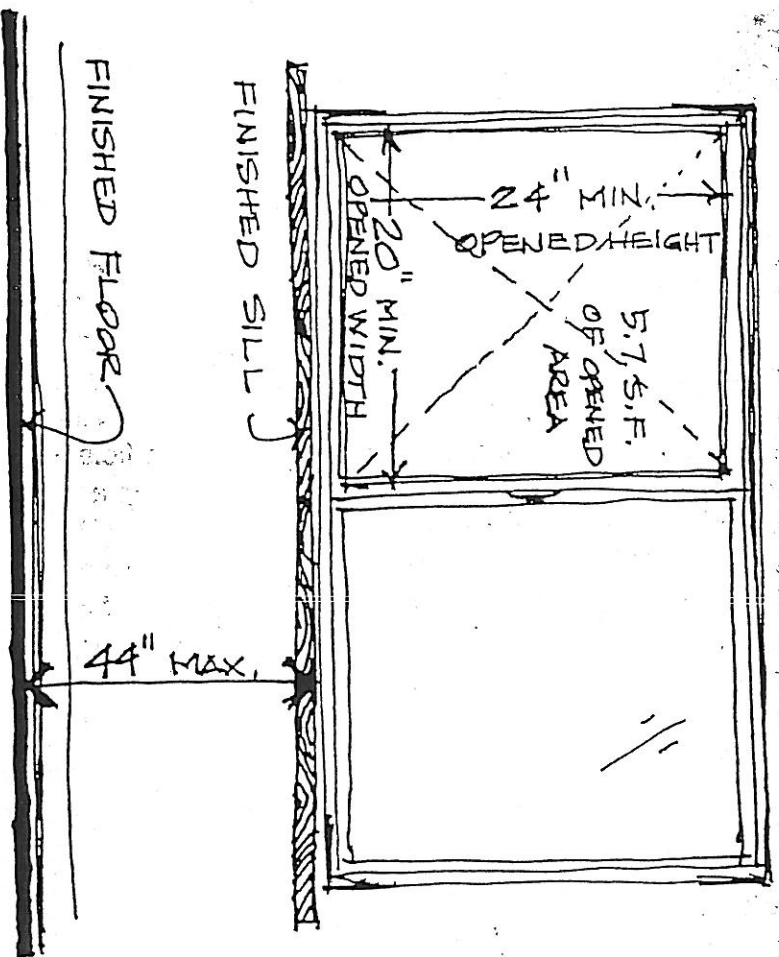
It should be noted that many of the problems with replacing windows occurs in basement windows. The older Richland homes had very small in-swinging awning windows in the basements. Later, many people framed in a bedroom in the basement with these windows as the only type in the room. Replacing these type of windows is difficult because very few companies make an in-swinging awning window small enough to fit the existing opening. Problems have also occurred remodeling basements of newer homes when a bedroom is being added and existing window openings do not meet the egress requirements. In both these basement projects, the exemption in Sec. 3403.2 of the UBC does **NOT** apply since the alteration (adding a bedroom **OR** replacing an already small window with a smaller one) does result in the building being more hazardous than before, **AND THE WINDOW(S) MUST BE BROUGHT UP TO THE CODE REQUIREMENTS.**

Most people want to replace old wood-framed, double-hung windows with horizontal sliding windows. In these cases, the new windows have to be brought up to egress sizes, which usually requires bigger framed openings and sometimes a new header.

Additionally, the Washington State Energy Code requires the replacement windows to have a U-value of .40 (maximum) for **ELECTRIC RESISTANCE** heated homes and U-value of .65 (maximum) for **HEAT PUMP** or **GAS** heated homes.

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EMERGENCY EGRESS WINDOW REQUIREMENTS

1. 20" MIN. WIDTH (WHEN OPENED)
2. 24" MIN. HEIGHT (WHEN OPENED)
3. 5.7 SQ. FT. OF OPENED AREA
4. 44" MAX. TO FINISHED SILL OF WINDOW

COMMON HORIZONTAL SLIDING WINDOWS USED FOR EGRESS

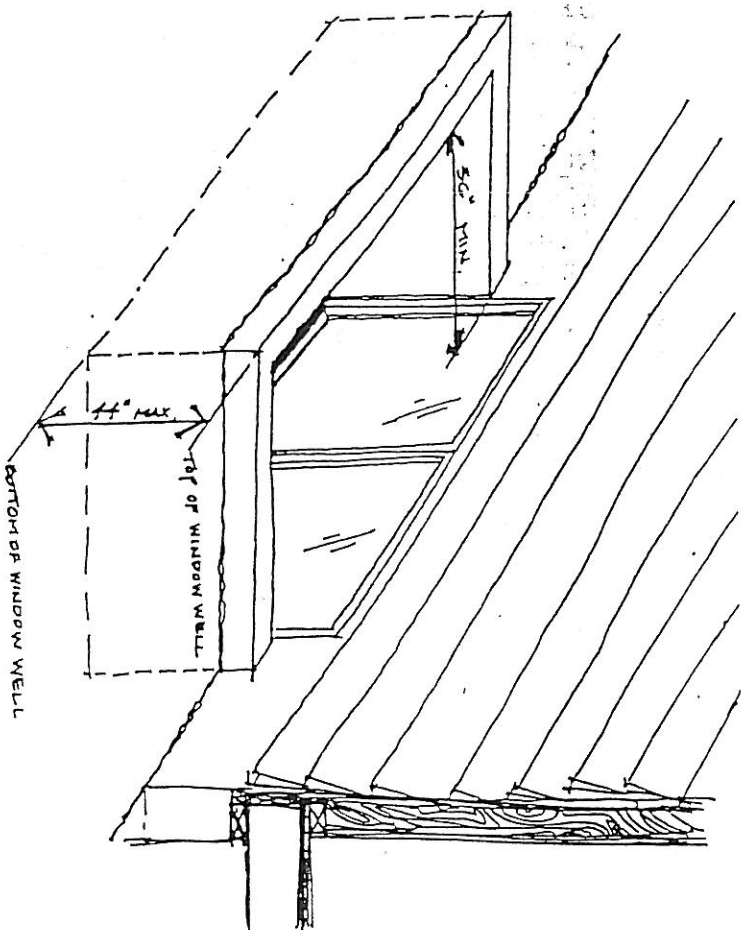
5'-0" WIDE x 3'-0" HIGH

4'-0" WIDE x 4'-0" HIGH

COMMON SINGLE-HUNG WINDOWS USED FOR EGRESS

3'-0" WIDE x 5'-0" HIGH

CASEMENT, AWNING, AND OTHER TYPES OF WINDOWS MAY BE USED AS LONG AS THE REQUIREMENTS NOTED



BASEMENT WINDOW WELL REQUIREMENTS

WINDOW ITSELF MUST MEET ALL 4 REQ'S LISTED AT LEFT AND

WINDOW WELL MUST EXTEND OUT 36"

DEPTH OF WINDOW WELL NOT TO EXCEED 44"

(Note: There are provisions for a permanent ladder to be installed if the window well is over 44" deep)

EMERGENCY EGRESS WINDOWS

ONE FOR EACH BEDROOM

AT LEAST ONE TO SERVE THE BASEMENT &

ONE IN EACH BASEMENT BEDROOM