



1900 NW 114th ST
Clive, IA 50325
Phone: (515) 223-6221
www.cityofclive.com



Replacement Windows for Emergency Escape and Rescue (Egress) Openings

Egress Window:

An operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency.

Basement:

That portion of a building that is partly or completely below grade.

Bedroom:

A room or space 70 sq.ft. or greater in size, with a closet, used for sleeping. An office, den, library, dining, or exercise room with a closet shall count as a bedroom.

Sill Height:

Measurement from the finished floor surface to the lowest opening of the emergency egress and rescue opening.

- Basements and every bedroom shall have at least one operable emergency and rescue opening.
- Where basements contain more than one bedroom, emergency egress and rescue openings shall be required in each bedroom, but shall not be required in adjoining areas of the basement.
- Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.
- Egress windows with a finished sill height below the adjacent ground elevation shall have a window well. The minimum horizontal area of the window well shall be 9 sq. ft. with a minimum horizontal projection and width of 36 inches. Egress window shall open fully. See drawings for platform and window well ladder requirements.

Buildings built prior to January 1, 1972:

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
- The minimum net clear opening height shall be 20 inches and the minimum net clear opening width shall be 20 inches.
- In no case shall the replacement window provide less than 4.0 square feet of net clear opening.
- The bottom of the clear opening of the replacement window shall not be greater than 48 inches above the finished floor or code approved window platform.

Exception: Existing window openings that open directly to the existing finished grade level are allowed up to 52 inches above the finished floor or code approved window platform to accommodate taller foundations.

Buildings built after January 1, 1972:

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
- In no case shall the measurement from the bottom of the window opening to the finished floor and minimum net opening width and height requirements be less than the code applicable to when the building was built. Please see table on reverse side.



See reverse side for more information

City of Clive Code Adoption History & Emergency Escape and Rescue Window Requirements

<u>Date of Permit Ap-</u>	<u>Code in Effect</u>	<u>Section</u>	<u>Max. Sill Height</u>	<u>Min. Net Opening</u>	<u>Min. Height</u>	<u>Min. Width</u>
Jan. 1, 1972 - Sept.	1970 UBC	1404	48 inches	5.0 sq. ft.	22 inches	22 inches
Sept. 26, 1974 -	1973 UBC	1404	48 inches	5.0 sq. ft.	22 inches	22 inches
March 15, 1979 -	1976 UBC	1404	44 inches	5.7 sq. ft.	24 inches	20 inches
July 3, 1980 - Dec. 31, 2003	1979, 1982, 1985, 1991, 1997 UBC	1204	44 inches	5.7 sq. ft.	24 inches	20 inches
Jan. 1, 2004 - Present	2003, 2006, 2012, 2015, 2018, 2021	R310	44 inches	5.7 sq. ft.	24 inches	20 inches

January 1, 1972 - Clive 1st Building Code

