



Memorandum of Policy

Building Codes

From: Mike Metheny

Date: November 23, 2018

Revised: Mike Metheny

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Subject: Window Wells Serving Emergency Escape and Rescue Openings

Emergency escape and rescue openings shall not be located directly above a window well unless the well is protected by a cover as described below.

The IRC and IBC permit bars, grilles, covers, and screens to be placed over window wells serving emergency escape and rescue openings. It is the policy of this jurisdiction that such covers must comply with the following requirements in addition to the requirements of the adopted codes:

1. Shall be releasable or removable using no more than fifteen pounds of force.
2. Shall be sufficiently open to minimize the accumulation of smoke or toxic gases.
3. Shall not be located within a walkway, patio, deck, or similar walking surface subject to being covered by furniture or the like unless protected.
4. Shall not be located beneath a drip line subject to the buildup of ice.