

Section 1030 Emergency Escape and Rescue

1030.1 General

In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access* to only one *exit* as permitted by Tables 1006.3.3(1) and 1006.3.3(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above *grade plane* shall have not fewer than one exterior *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions:

1. In Groups R-1 and R-2 occupancies constructed of Type I, Type IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
2. Group R-2.1 occupancies meeting the requirements for delayed egress in accordance with Section 1010.1.9.8 may have operable windows that are breakable in sleeping rooms permanently restricted to a maximum of 4-inch open position.
3. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
4. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an exit door or *exit access* door that opens directly into a *public way* or to a yard, court or exterior exit balcony that opens to a *public way*.
5. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
6. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the basement has one of the following:
 - 6.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 6.2. Two *means of egress*.
 - 6.3. In Group R-2.2 occupancies a certified fire escape is acceptable as a secondary means of egress for existing buildings for this section of the code.
7. In Group R-2.2 occupancies a certified fire escape is acceptable as a secondary means of egress for existing buildings for this section of the code.

1030.1.1 Operational constraints and opening control devices

Emergency escape and rescue openings and any exit doors shall be maintained free of any obstructions other than those allowed by this section and shall be operational from inside the room without the use of keys or tools. Window-opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required *emergency escape and rescue opening*. The release mechanism shall be maintained operable at all times.

Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction.

Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of Part 2.

Exception: Group R-1 occupancies provided with a monitored fire sprinkler system in accordance with Section 903.2.8 and designed in accordance with NFPA 13 may have operable windows permanently restricted to a maximum 4-inch (102 mm) open position.

1030.2 Minimum size

Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for *grade-floor emergency escape and rescue openings* shall be 5 square feet (0.46 m²).

1030.2.1 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.

1030.3 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.

1030.4 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 1030.4.1 and 1030.4.2.

1030.4.1 Minimum size

The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), 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.

1030.4.2 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 not less than 12 inches (305 mm), shall project not less than 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 1011.

1030.5 Bars, grilles, covers and screens

Bars, grilles, covers, screens or similar devices are permitted to be placed over *emergency escape and rescue openings*, bulkhead enclosures or window wells that serve such openings, provided that the minimum net clear opening size complies with Sections 1030.1.1 through 1030.4.2 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 *emergency escape and rescue opening*. Where such bars, grilles, covers, screens or similar devices are installed in existing buildings, they shall not reduce the net clear opening of the *emergency escape and rescue opening* and *smoke alarms* shall be installed in accordance with Section 907.2.10 regardless of the valuation of the *alteration*.