## IRC-2012 International Residential Code

### Requirements for One & Two Family Dwellings

#### EMERGENCY ESCAPE & RESCUE OPENING CODE

- **Emergency Escape and Rescue Openings:**
  - **Section R310.1**
  - Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency egress and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.

- **Window Wells:**
  - **Section R310.2**
  - The area of a window well shall allow the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum area of 9 square feet with a minimum horizontal projection and width of 36 inches. Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

- **Ladder and Steps:**
  - **Section R310.2.1**
  - Window wells with a vertical depth greater than 44 inches below adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 6 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

- **Bars, Grills, Covers and Screens:**
  - **Section R310.4**
  - Placed over emergency escape and rescue openings or window wells that serve such openings shall be releasable or removable from the inside without use of a key, tool or special knowledge.

### Diagram

- **Construction Details:**
  - [Diagram of construction details]

### Table

<table>
<thead>
<tr>
<th>ORDER NUMBER</th>
<th>EASY BUCK</th>
<th>VINYL WINDOW</th>
<th>EASY WELL</th>
<th>LADDER</th>
<th>GRATE</th>
<th>FLAT COVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>3021</td>
<td>3021 5/8</td>
<td>36&quot; x 25 5/8&quot;</td>
<td>4024</td>
<td>4'-0&quot;</td>
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<td>4024</td>
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<tr>
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<td>48&quot; x 48&quot;</td>
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<td>4'-0&quot;</td>
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<td>5040</td>
<td>60&quot; x 48&quot;</td>
<td>6436</td>
<td>4'-0&quot;</td>
<td>6436</td>
<td>6436</td>
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</tbody>
</table>

**Has your basement changed in 50 years?**

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**1960s**

**Today**
The Boman Kemp Basement Window System

1 Easy-Buck™ Our innovative buck frames are manufactured from 18 gauge galvanized steel and feature a precision engineered four-inch profile that offers superior strength and lifetime durability.

2 Easy-Well™ Also made from heavy-duty 18 gauge galvanized steel. It features a one-inch profile with expertly designed double-ribbed corners for added strength, reducing the need for extra bracing.

3 Window This double insulated vinyl window comes equipped with a sliding sash, screen, and is lockable from the inside.

4 Safety Grate The safety grate is made of rolled angle iron steel and steel safety bars. It is designed to keep people and pets out of the Easy-Well™ and hold the weight of standard foot traffic.

5 Cover Made of a polycarbonate plastic, the cover is designed to be used along with the safety grate to keep debris and excess water out of the Easy-Well™.

6 Escape Ladder The safety ladder is designed to assist people in emergency escape and is attached to the back of the Easy-Well™.

Installation is a breeze

With its innovative design, installation is a snap in wood, aluminum, block, ICF, or pre-cast forms of any size.

- Boman Kemp's Easy-Buck™ includes pre-drilled holes and TIE-Slots for quick installation.
- The Easy-Well™ attaches to preinstalled fasteners on the Easy-Buck™ making install time under one minute!
- Designed for installation with the Easy-Buck™, Boman Kemp's windows snap easily into place, providing an exact fit and weather-proof seal.