

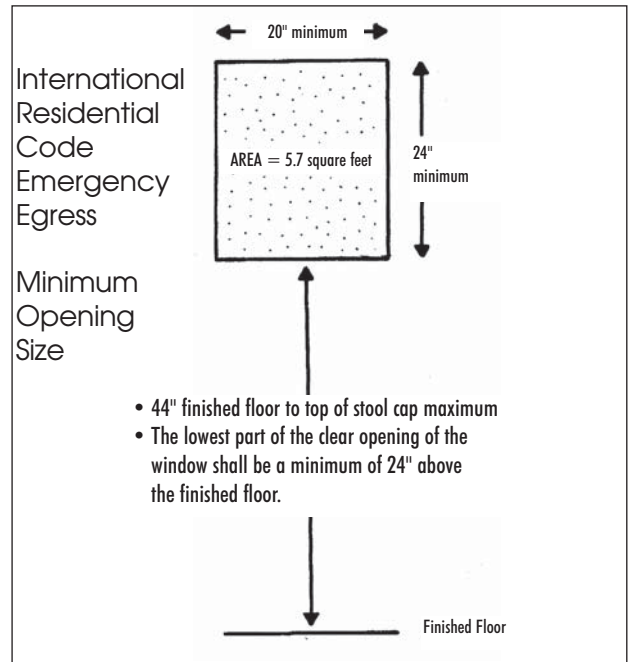
R-310.1.1

R-310.1.2

R-310.1.3 Emergency Egress Openings: Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor.

All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Exception: Grade floor window may have a minimum net clear opening of 5 square feet.



Excerpts from: **State Board of Building Regulations and Standards Massachusetts 7th Edition Building Code**

780 CMR 5310 EMERGENCY ESCAPE AND RESCUE OPENINGS

5310.1 Emergency Escape and Rescue Required.

Basements with habitable space 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, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. 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 780 CMR 5310.3. The net clear opening dimensions required by 780 CMR 5310 shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with 780 CMR 5310.2.

5310.1.1 Minimum Opening Area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

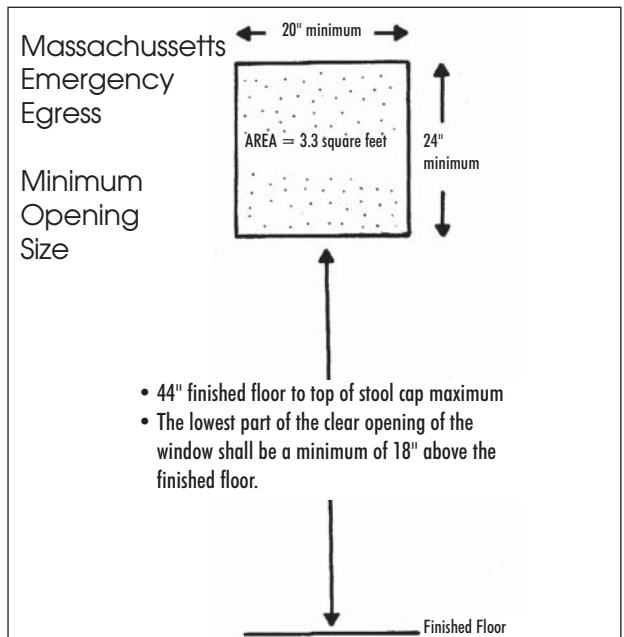
Exceptions:

1. *Grade floor openings shall have a minimum net clear opening of five square feet (0.465 m²).*
2. *Double hung windows used for emergency escape shall be permitted to have a net clear opening of 3.3 square feet (0.31 m²) provided that at least one operable sash meets the minimum height and width required by 780 CMR 5310.1.2 and 5310.1.3 and operational constraints defined by 780 CMR 5310.1.4.*

5310.1.2 Minimum Opening Height. The minimum net clear opening height shall be 24 inches (610 mm).

5310.1.3 Minimum Opening Width. The minimum net clear opening width shall be 20 inches (508 mm).

5310.1.4 Operational Constraints. Emergency escape and rescue



openings shall be operational from the inside of the room without the use of keys or tools.

5303.1 Habitable Rooms. All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

Garage Fire Doors

IRC 309.1

5309.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/4 inches in thickness, solid or honeycomb core steel doors not less than 1 3/4 inches thick, or 20-minute fire-rated doors. All such panel doors shall be labeled with a minimum 20-minute fire-resistance rating. Self-closing devices and fire-resistive-rated door frames are not required. All door openings between the garage floor and the dwelling shall be provided with a raised sill with a minimum height of four inches.

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5311.4 Doors.

5311.4.1 Exit Doors Required. Egress from all dwelling units shall be by means of two exit doors, remote as possible from each other and leading directly to grade. Such doors shall be provided at the normal level of entry/exit. In addition, all other floors within a dwelling unit shall have at least one means by which a continuous and unobstructed path leads to the exit doors. Such continuous and unobstructed paths shall be by means of stairways, corridors, hallways or combinations thereof.

Exception 1: In split-level and raised ranch style layouts, the two separate exit doors required by 780 CMR 5311 are permitted to be located on different levels.

Exception 2: Where site topography prevents direct access at two remote locations to grade from the normal level of entry/exit, the two separate exit doors required by 780 CMR 5311.4.1 are permitted to be located on different levels.

5311.4.2 Exit Door Types and Sizes. The minimum nominal width of at least one of the exit doors required by 780 CMR 5311.4 shall not be less than 36 inches in width and the minimum nominal height shall be 6 feet, eight inches (2032 mm). The 36-inch exit door shall be side-hinged. All other required exit doors and doors leading to or from enclosed stairways, or to interior vestibules shall not be less than 32 inches in nominal width or less than six feet, eight inches in nominal height and maybe of the sliding or sidehinged type. The 36-inch required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. The 32-inch secondary exit door may provide egress through an attached garage, provided that the attached garage is also provided with a 32-inch exit door meeting the requirements of 780 CMR 5311. Side-hinged swinging doors provided to meet these requirements are permitted to swing inward.

Other exterior doors, in excess of the two required exit doors, whether side-hinged or sliding-type doors, shall not be required to comply with these minimum dimensions.

5308.4 Hazardous Locations. The following locations, shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in 780 CMR 5308.4.5 and 6, that meets all of the following conditions:
 - 7.1. Exposed area of an individual pane greater than nine square feet.
 - 7.2. Bottom edge less than 18 inches above the floor.
 - 7.3. Top edge greater than 36 inches above the floor.
 - 7.4. One or more walking surfaces within 36 inches horizontally of the glazing.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
10. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread..

3603.10.3 Door hardware: Double cylinder dead bolts requiring a key operation on both sides are prohibited on required means of egress doors serving more than one dwelling unit.

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5311.4.4 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.