

780 CMR 53.00

BUILDING PLANNING FOR SINGLE- AND TWO-FAMILY DWELLINGS

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 openable 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 Dimensions. ~~Height.~~ The

~~minimum net clear opening height shall be 24 inches (610 mm).~~ **The minimum net clear opening shall be 20 inches by 24 inches in either direction.**

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

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.