



# GRADE FLOOR EGRESS WINDOWS

REVISION DATE: JANUARY 2017

**Grade floor opening:** An egress window is a window that is required in specific locations in a dwelling and is intended to provide an emergency means of exiting a dwelling. Windows must meet specific size requirements to qualify as an egress window.



Egress windows are required in every room used for sleeping purposes (bedrooms) on any floor and in basements and attics with habitable space. If you are constructing a new home, the code requires that you put an egress window in each bedroom. It also requires an egress window in the basement if habitable rooms will be finished in the basement. If you install a basement bedroom or bedrooms, an egress window is required in each bedroom but you need not provide another egress window if there are other habitable rooms in the

basement. The bedroom window(s) suffices for the habitable rooms.

If you have an existing home and you add a sleeping room in an unfinished basement, the code requires that you install an egress window in the sleeping room or rooms. Likewise, if you create habitable space in your basement other than a bedroom and you currently do not have an egress window, the code would require that you install one as part of the installation of the habitable room.

A window or other opening located such that the sill height of the opening is not more than 44-inches above or below the finished ground level adjacent to the building.

When the required second exit in a bedroom is a window, it must open to a size that allows the residents an escape route and a firefighter to enter while wearing an oxygen pack. The sill must not be higher than 44-inches from the finished floor. The operable portion of the window must be at least 24-inches high and at least 20-inches wide, with a net area at least 5.7-square feet per table 1. If the window is at direct grade level, the overall size may be reduced to 5.0-square feet per table 2.

**Table 1: Bedroom Window Egress: Minimum Height and Width Requirements (inches) for 5.7 SF Opening**

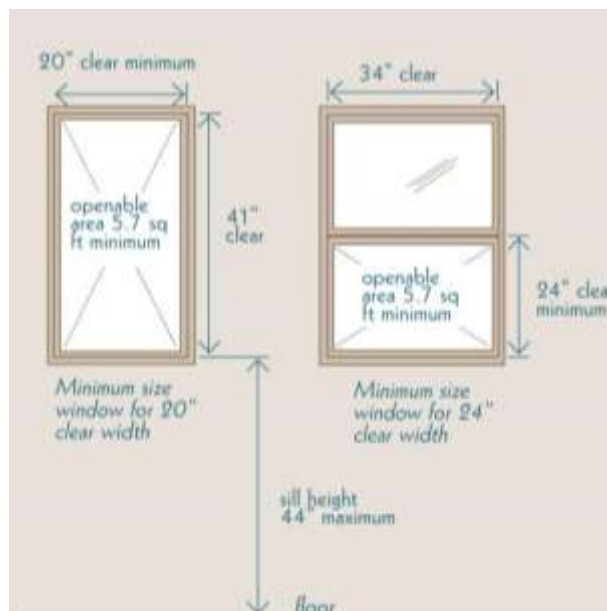
<b>Width</b>	20	20 ½	21	21 ½	22	22 ½	23	23 ½	24	24 ½	25	25 ½	26	26 ½	
<b>Height</b>	41	40	39 ½	38 ½	37 ½	36 ½	35 ½	35	34 ½	33 ½	33	32 ½	31	31	
<b>Width</b>	27	27 ½	28	28 ½	29	29 ½	30	30 ½	31	31 ½	32	32 ½	33	33 ½	34
<b>Height</b>	30 ½	30	29 ½	29	28 ½	28	27 ½	27	26 ½	26 ½	25 ½	25 ½	25	24 ½	24

Table 2: Bedroom Window Egress: Minimum Height and Width Requirements (inches) for 5.0 SF Opening														
Width	20	20 ½	21	21 ½	22	22 ½	23	23 ½	24	24 ½	25	25 ½	26	26 ½
Height	36	35	34 ½	33 ½	33	32	31 ½	31	30	29 ½	29	28 ½	28	27 ½
Width	27	27 ½	28	28 ½	29	29 ½	30							
Height	27	26 ½	26	25 ½	25	24 ½	24							

**Grade floor, egress window dimensions:**

- Maximum height of 44 inches from floor to top of sill
- Maximum height of 44 inches from top of sill to finished grade
- Minimum net clear height of 24 inches
- Minimum net clear width of 20 inches
- Minimum net clear opening of 5 square feet

<p><b>If</b></p> <p>The opening is the 20-inch minimum width</p> <p><b>Then</b></p> <p>It must be a minimum of 36-inches high</p> <p><math>20 \times 36 = 720</math>      <math>720/144 = 5</math> square feet</p>	<p style="text-align: right;"><b>If</b></p> <p style="text-align: center;">The opening is the 24-inch minimum height</p> <p style="text-align: right;"><b>Then</b></p> <p style="text-align: center;">It must be a minimum of 30-inches wide</p> <p><math>24 \times 30 = 720</math>      <math>720/144 = 5</math> square feet</p>
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*The City of Republic is located in Greene County in the southwest corner of the State of Missouri approximately ten miles from the City of Springfield, forty-five miles from Branson, and within a two-hour drive to the states of Oklahoma, Kansas, and Arkansas.*

*Republic began its existence in 1871 and soon thrived due in large part to the Frisco Railroad, which ran through town. Early accounts of the City indicate the existence of grain elevators within the City, a blacksmith shop and livery stable, as well as a tomato factory and cheese factory. A flourmill was built in 1890 and soon became the largest in the Middle West and carried the slogan "The World is our Field." It is unknown how the City achieved the name "Republic" but it is believed the first postmaster may have named the town. During 1904 and 1905, iron ore was mined and shipped from Republic's limekiln located south of town. Due to the fertile, gentle rolling land of this area, Republic became known as one of the major fruit producers in the Midwest, producing apples, peaches, grapes, strawberries, and tomatoes. As was common in southwest Missouri, many early citizens worked as strawberry pickers and shipped the fruit by railcar every season.*

*The City of Republic is fortunate to have a broad economic base. The City has several retail shops, grocery stores, factories, etc. Republic is a great place for locating a business due to the strong residential base, which provides a large pool of qualified, available work force. Republic is a pleasant place to work without the difficulties of traffic jams and limited parking. The City has no earnings tax and has ample quality office and retail space available. The City's close proximity to Springfield makes it desirable for many.*

*The City of Republic has an excellent school system that believes all students should be able to manage change, become lifelong learners, and participate in the democratic process. The City has been fortunate enough to strive toward a progressive future while at the same time keeping some of its traditional characteristics. While the City has seen extensive growth over the last few years, city officials are anticipating a steady, continued increase in its development.*

**Community Development Department**

204 North Main Street  
Republic, MO 65738-1473

**Across from City Hall**

Phone: 417-732-3150  
Fax: 417-732-3199  
E-mail: [wzajac@republicmo.com](mailto:wzajac@republicmo.com)

**Community Development Department**

