

Basement Bedroom Window (Egress) Requirements – IRC Guidelines (2021 IRC R310):

To qualify as a legal bedroom, a basement room must have:

1. An Egress Window or Door to the Outside

- **Must open directly to the exterior.**
- **Cannot open into a garage or other enclosed space.**

2. Minimum Opening Area:

- **Net clear opening: At least 5.7 square feet (5.0 sq ft if at grade level).**

3. Minimum Opening Height:

- **At least 24 inches.**

4. Minimum Opening Width:

- **At least 20 inches.**

5. Maximum Sill Height:

- **The bottom of the clear opening must be not more than 44 inches above the floor.**

6. Window Wells (if below grade):

- **Must allow the window to open fully.**
- **Minimum horizontal area: 9 square feet.**
- **Minimum dimensions: 36 inches in both width and projection.**
- **If the window well is deeper than 44 inches, a permanent ladder or steps must be installed.**