R310.5, R310.6

Emergency Escape and Rescue Openings for Additions, Alterations and Repairs

CHANGE TYPE: Clarification

CHANGE SUMMARY: The basement of a dwelling addition does not require an emergency escape and rescue opening if there is access to a basement that does have an emergency escape and rescue opening. Remodeling of an existing basement does not trigger the emergency escape and rescue opening requirements unless a new bedroom is created.

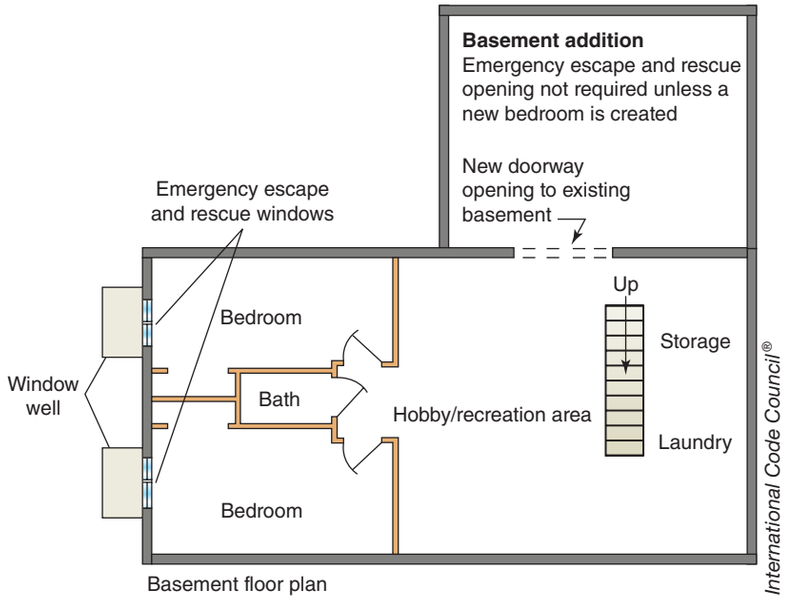
2015 CODE: **R310.5 Dwelling Additions.** Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessible from the new basement.

R310.6 Alterations or Repairs of Existing Basements. An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.

Exception: New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.



A basement addition does not require an emergency escape and rescue opening if access is provided to the existing basement.

CHANGE SIGNIFICANCE: The new sections addressing emergency escape and rescue openings in existing buildings intend to clarify the correct application of the code during remodeling and construction of dwelling additions. Remodeling of a basement does not trigger a requirement to install an emergency escape and rescue opening. Only the creation of a new bedroom requires installation of an emergency escape and rescue opening. Constructing a new basement is subject to the applicable requirements in the code and an emergency escape and rescue opening is required. The exception recognizes that the appropriate level of safety is achieved if there is an existing emergency escape and rescue opening in the existing basement and access is provided to the existing basement.