Ref: IRC 310, IBC 1030

Illustrative Interpretation Below-Grade Bedroom Egress Window

If the window well depth exceeds 44”:

1. An area-way with stairs or approved permanently affixed ladder at one end must be provided for emergency egress.

*COVER: Bars, grilles, grates, etc., may be installed, provided the devices are equipped with approved release mechanisms, which are openable from the inside without the use of a key or special knowledge or EFFORT.

WINDOW:
Min. openable area 5.7 square feet
Min. height 24 inches
Min. width 20 inches
Max. finished sill height 44 inches to bottom of opening

Section 310.1 sets forth three minimum parameters that must be satisfied: minimum net clear area of 5.7 square feet, net clear opening height of 24 inches, and a net clear opening width of 20 inches. All three minimums must be satisfied. See below for a diagram of these requirements.