

CITY OF ENGLEWOOD FLOODPROOFING TECHNIQUES

EGRESS WINDOWS

DESCRIPTION:

Egress windows are operable emergency escape and rescue openings in basements or below grade habitable space (International Residential Code R310).

Applicable to homes and buildings where flooding of a basement is possible and multiple exits are needed, that is, any basement where rooms are separated from the stairway or exit by a door. Must include an exterior wall that is above expected flood level.

CHARACTERISTICS:

- Creates a means of exit in the case water enters a basement and water pressure does not allow the opening of an exit door.
- Greatly increases safety in enclosed spaces during flood or fire.
- Below-grade or at-grade egress windows can add value to the equity of a home.
- Egress windows encourage ventilation and circulation.
- Allows more natural light to enter a basement.
- An egress window can help make a room 'habitable' under current Colorado Code of Regulations.
- More expensive life safety technique than other options.
- Requires structural engineer for consulting.
- Requires construction on walls and a larger hole for window well.
- Egress windows typically require permitting and City clearance.
- Egress windows may require utility coordination.

Average Price for Egress Windows	
Type	Cost
National Average	\$3500
Low	\$700
High	\$7500



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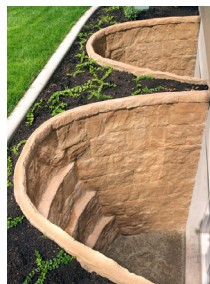
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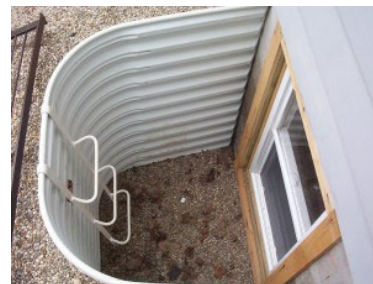
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