



IDAHO AN NO. 1885 (HB-1-3550)

April 25, 2016

SUBJECT: Egress Requirements for Direct 502 Loans
Single Family Housing (SFH)

TO: Area Directors
Single Family Housing Specialists
USDA, Rural Development, Idaho

PURPOSE/INTENDED OUTCOME:

The purpose of this Administrative Notice (AN) is to define egress requirements for an existing home.

COMPARISON WITH PREVIOUS AN:

This AN replaces Idaho AN. No 1871 dated March 24, 2015 that expired March 31, 2016.

IMPLEMENTATION RESPONSIBILITIES:

Habitable finished or unfinished basements and habitable attics (habitable is defined as fit to be lived in) shall have at least one operable emergency escape and rescue opening. The emergency egress and rescue opening must comply with the requirements set forth in the 2009 edition of the International Residential Code (IRC).

The basics of the 2009 IRC are as follows for an egress window:

- The net openable space must be at least 5.7 sf.
- The minimum clear height is 24 inches.
- The minimum clear width is 20 inches.

EXPIRATION DATE:
April 30, 2017

FILING INSTRUCTIONS
Preceding Chapter 5, HB-1-3550

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- The minimum height of the sill is 44 inches. (measured to the highest part of the window that you pass over when climbing thru)

A window well is required for an egress window that has a finished sill height below the adjacent ground level. The minimum horizontal area of the window well shall be 9 sf. with a minimum dimension of 36 inches. This area of the window well shall allow the egress window to be fully opened. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center (o.c.) vertically for the full height of the window well. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches. The ladder or steps shall not be obstructed by the egress window opening.



WALLY HEDRICK
State Director