

Window Wells

Emergency escape and rescue openings are required in new dwellings and basement finishes in existing dwellings. The opening may be a door or a window meeting the requirements for a bedroom egress window - a minimum of 5.7 square feet of openable area with a minimum width of 20 inches and a minimum height of 24 inches.

Window wells located close to the FEMA floodplain or engineered drainage swales (as identified at the time of platting) may require special water resistant window wells depending on their location and the floodplain conditions.

PLOT PLAN REQUIREMENTS FOR NEW DWELLINGS

The location of any window well adjacent to the FEMA floodplain or an engineered swale shall be indicated on the plot plan.

GENERAL REQUIREMENTS FOR ALL WINDOW WELLS

The following requirements must be met for all window wells serving emergency escape and rescue openings:

- A minimum 3-foot by 3-foot horizontal opening area
- A ladder or stairway for any well where there is more than 44 inches from the bottom of the well to top of the wall or top of the guardrail, if a guardrail is provided
- The bottom of the well shall extend a minimum of 6 inches below the window framing
- Wells may be covered with a grate or window well cover, provided the grate or cover is removable with a force of not more than 15 pounds and provides the required minimum openable area of an egress window

For questions regarding the following Engineering Services related topics, please Call the Engineer of the day at (913) 895-6223.

MINIMUM LOW OPENING (MLO) DETERMINATIONS

MLO is at grade level for **standard window wells**.

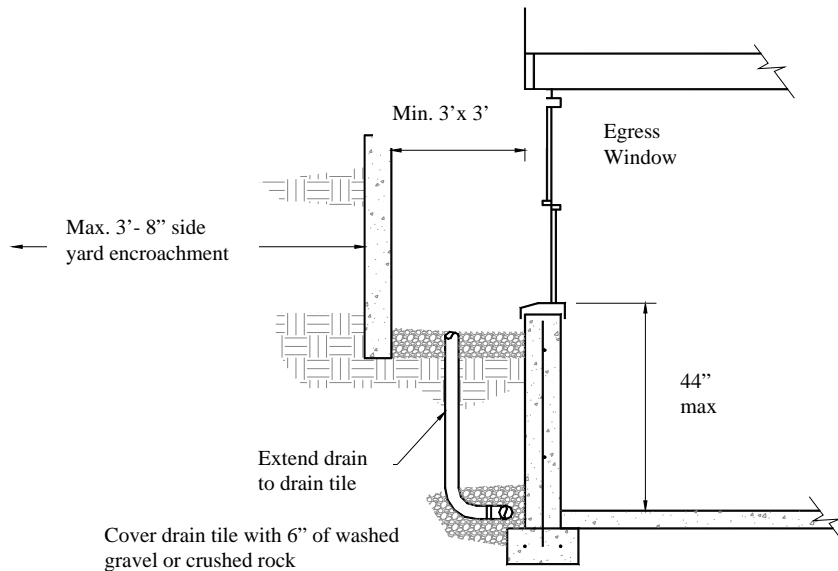
MLO for **water-resistant window wells** is:

- One foot above the energy grade line (EGL) for engineered swales
- Two feet above the FEMA 100-year floodplain

STANDARD WINDOW WELLS (NON-WATER RESISTANT)

The window well may be of any material approved for ground contact.

A drain with a connection to the perimeter drain tile shall be provided in the bottom of the well.



STANDARD WINDOW WELL/EGRESS WINDOW

WATER RESISTANT WINDOW WELLS

Water resistant window wells are required under the following conditions:

- Wells within 15 feet of the edge of an engineered swale with a flow rate of 50 CFS or more
- Wells within 10 feet of an engineered swale and the sides of the swale are steeper than 3:1
- Wells within 25 feet of the FEMA floodplain

WATER RESISTANT WINDOW WELLS - CONSTRUCTION STANDARDS

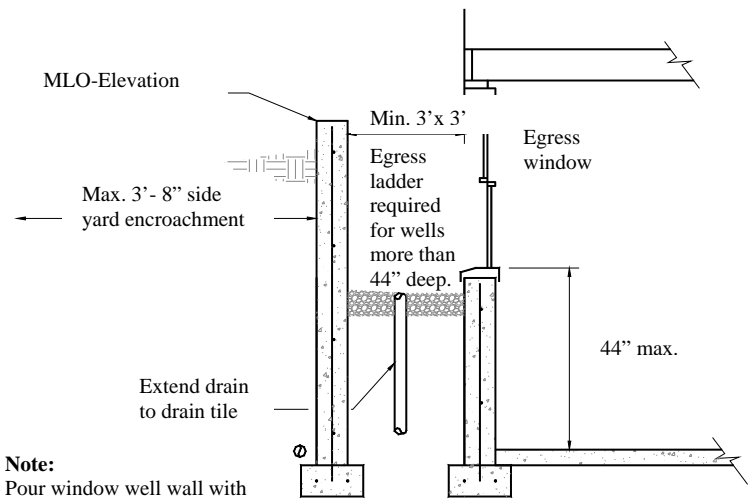
Window well wall materials such as concrete, masonry, corrugated metal, plastic, etc., shall form an impervious barrier to water. Materials not permitted include stone, wood, railroad ties, etc.

Water resistant wells shall be constructed in one of two ways (see diagrams):

- Poured integrally with the foundation wall and extended to the footing, or
- Permanently attached to the foundation with dowels or anchors with all joints sealed.

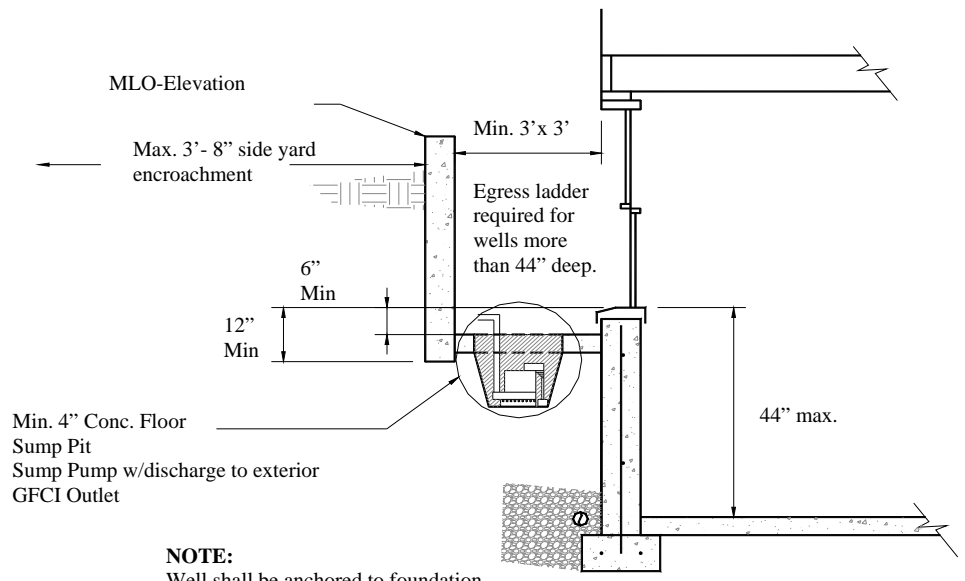
The following requirements also apply:

- The window well wall shall extend a minimum 12 inches below the bottom of the window wall opening (Types 1 and 2).
- The bottom of the well shall have a minimum of 4 inches of concrete (Type 2). A sump pit, pump with discharge to the exterior, and a GFCI outlet shall be provided in the window well (Type 2).



Note:
 Pour window well wall with initial foundation pour and provide anchorage to the foundation and approved seal at joints.

**TYPE 1
 WATER RESISTANT WINDOW WELL/
 EGRESS WINDOW**



NOTE:
 Well shall be anchored to foundation and sealed. Walls shall be of concrete, masonry, steel or plastic

**TYPE 2
 WATER RESISTANT WINDOW WELL/
 EGRESS WINDOW**