

Window Wells

Planning and Development Services Department

www.opkansas.org

Emergency escape and rescue openings are required in new dwelling basements and basement finishes in existing dwellings. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room.

Note: On existing homes built prior to January 1, 2001, Overland Park does not require the emergency escape/egress opening unless a bedroom is currently in place or being constructed in the basement. The basement bedroom would be required to have the emergency egress opening. See OPMC 16.110.R310.1.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet with a minimum net clear opening height of 24 inches and a minimum net clear width of 20 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 based upon the 2012 International Residential Code (IRC) – Section R310:

- A minimum horizontal area of 9 square feet with a minimum horizontal projection and width of 36 inches
- A permanently affixed ladder or stairway shall be provided for any window well with a vertical depth greater than 44 inches measured from the bottom of the well to top of the wall or top of the guardrail, if a guardrail is provided
- Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well
- The bottom of the window well shall extend a minimum of 6 inches below the window framing
- Window wells shall be designed for proper drainage by generally connecting to the buildings foundation drainage system
- Window wells may be covered with bars, grilles, covers, screens or similar devices, provided the cover is removable with a force of not greater than that which is required for normal operation of the escape and rescue opening

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**.

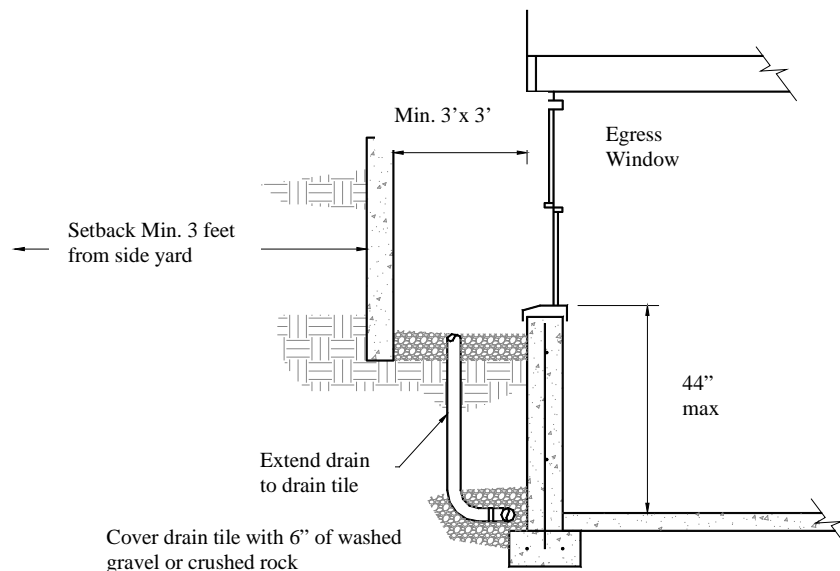
MLO for **water-resistant window wells** is:

- 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

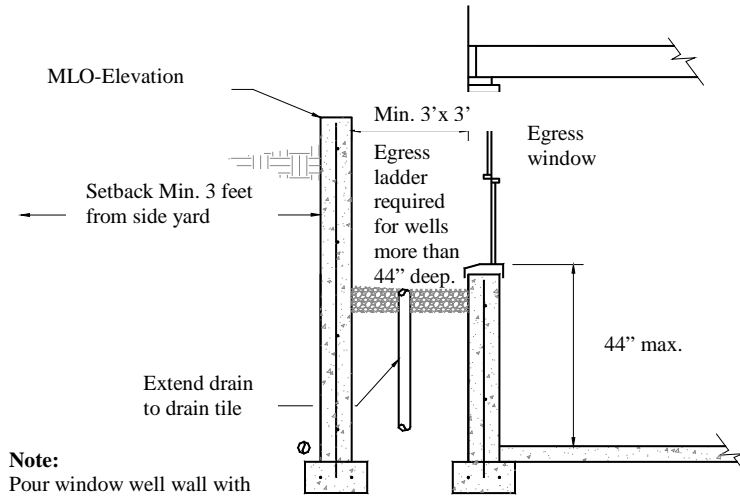
Window well wall materials such as concrete, masonry, corrugated metal, plastic, etc., shall form an impervious barrier to water. Materials not permitted include stone, wood, railroad ties, etc.

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

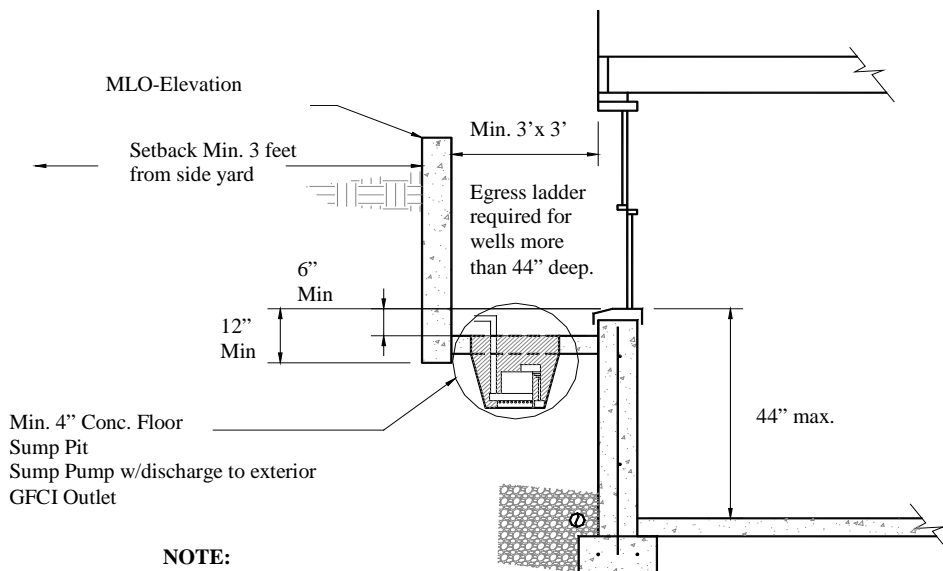
The following requirements also apply:

- 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



Min. 4" Conc. Floor
Sump Pit
Sump Pump w/discharge to exterior
GFCI Outlet

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