

**SUBJECT: Required Egress Windows locations for Replaced Basement Walls**

**EFFECTIVE DATE:** May 2002 **REVISED:** July 2004, Revised April 2009

**INTERPRETATION NUMBER:** ADM – 6.0310.2 (Formally 1.0310.2)

**SEE ALSO:** 2003 IRC – Section R102.7.1, Section R310.2.1

---

## **INTERPRETATION SUMMARY**

---

IRC section R102.7.1 requires that repair work to any structure shall conform to that required for a new structure. It is the interpretation of this department that when a basement wall is replaced, the replacement will trigger the egress opening requirements in section R301.1 as required for new construction under the following conditions:

1. When the wall being replaced is part of a room defined as a bedroom by ADM-6.0106.1.1 and there are no other compliant openings in the room.
2. When the basement contains any finished habitable space as defined by section R202 and there are no other compliant openings in the basement, unless the wall replacement would be confined to a mechanical room, utility room or bathroom.
3. When there is no finished habitable space in the basement but the wall being replaced is part of a dwelling constructed after February 1989, the date when the egress opening requirements were adopted by the City, and there are no other complying openings in the basement.

In most cases, in order to determine whether an egress opening will be required, a floor plan of the basement that identifies rooms and any other egress openings will need to be submitted with the building permit application.