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LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

FORMAL TECHNICAL OPINION (FTO) 5

Issued: November 1992 Code Ref. Update: September 2022
Subject: Emergency Escape Windows (New Construction and Additions)
Reference: N.J.A.C. 5:23-3.14, Building Subcode, Section 1031; N.J.A.C. 5:23-3.21,
One- and Two-Family Dwelling Subcode, Section R310

It has been brought to the attention of the Department of Community Affairs that certain sash-removable type windows meet the minimum net clear opening requirement for emergency escape windows only when the sash is removed. The Department has investigated this problem and established that, in order to meet the code requirements of emergency escape windows, the following conditions must be satisfied, in addition to other provisions of the Sections cited above:

1. The sash is removable without the use of any key, tool, or excessive force.
2. Minimum clear net opening with the sash removed is 5.7 square feet for windows above the grade floor, or 5.0 square feet for windows at the grade floor (subject to a minimum height dimension of 24 inches and width dimension of 20 inches).

Edward M. Smith, Director
Division of Codes and Standards

PURSUANT TO THE AUTHORITY OF N.J.S.A. 52:27D ET SEQ., AS AMENDED, THIS FORMAL TECHNICAL OPINION IS CONSIDERED TO BE BINDING UPON ALL CODE OFFICIALS.