



# Emergency Escape and Rescue Openings

*Do you know about Fairfax County's egress rules ?*

According to the Virginia Property Maintenance Code, means of egress must be provided throughout a dwelling so that:

- A safe, continuous and unobstructed path of travel is provided from any point in the structure to the exterior.
- Stairways, hallways, and all other paths of travel must be free of belongings.
- An emergency escape and rescue opening in the form of a window or a door, which opens directly to the exterior, is required for sleeping areas.
- Emergency escape and rescue openings shall be maintained in accordance with the building code in effect at the time of building construction and can include:
  - A window opening directly to the exterior of the building (**Figure 1 on back**).
  - A window opening below grade into a window well or areaway (**Figures 1 & 2 on back**).
  - A door leading directly to the exterior of the building.
  - Basement windows must have a minimum clear opening of 5.7 square feet, requiring a minimum window opening 20 inches wide x 24 inches high, (**Figure 3 on back**) with the opening of the window no higher than 44 inches above the basement finished floor (**Figure 4 on back**).

Turn Over



## Emergency Escape and Rescue Opening Examples:

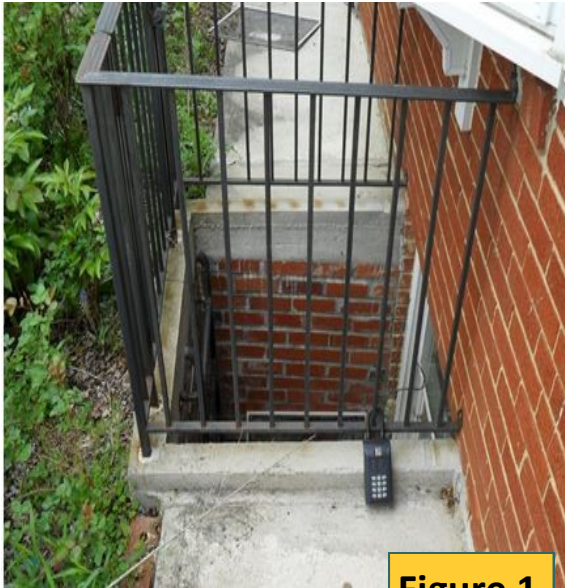


Figure 1

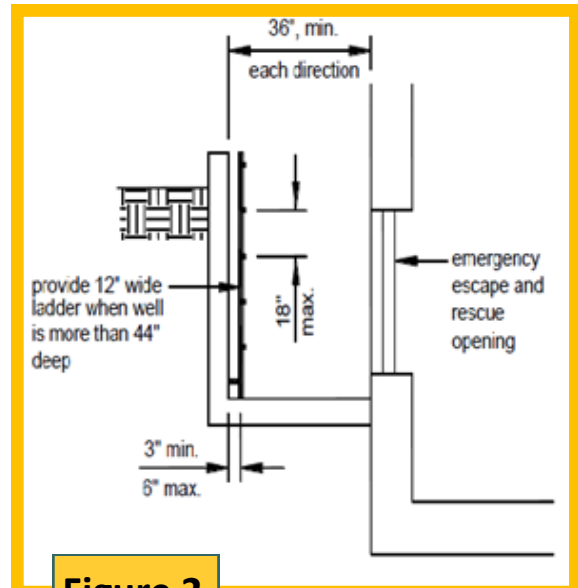


Figure 2

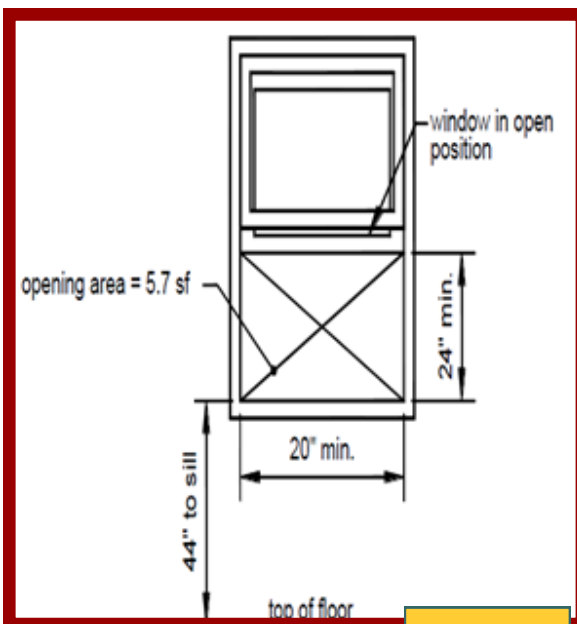


Figure 3



Figure 4

To report a possible violation OR for more information contact:



Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035

Phone: 703-324-1300, TTY 711

Web: <https://www.fairfaxcounty.gov/code>



To request this information in an alternate format, please call the Department of Code Compliance.  
This Fairfax County, Va. Publication (January 2024) summarizes a few regulations. See relevant codes for specific information.

