



BASEMENT WINDOW SYSTEMS
www.boman-kemp.com



1-800-733-7886

While the Boman Kemp window well system is offered in standard size packages, it is possible to order various sized components based on job requirements.

VINYL WINDOW	EASY WELL	LADDER	GRATE	FLAT COVER
Window size available in Low E	Height sizes 13, 23, 36, 46, 60, 72, 83	Available in 4'-0", 5'-0", 6'-0", 7'-0"		

RENOVATING WITH

BOMAN KEMP™

IRC INTERNATIONAL RESIDENTIAL CODE

Requirements for One & Two Family Dwellings

EMERGENCY ESCAPE & RESCUE OPENING CODE

Emergency Escape and Rescue Openings:

Section R310.1
Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency egress and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Natural Light: Section R303.1
Habitable rooms shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the floor area of such rooms. Sleeping rooms

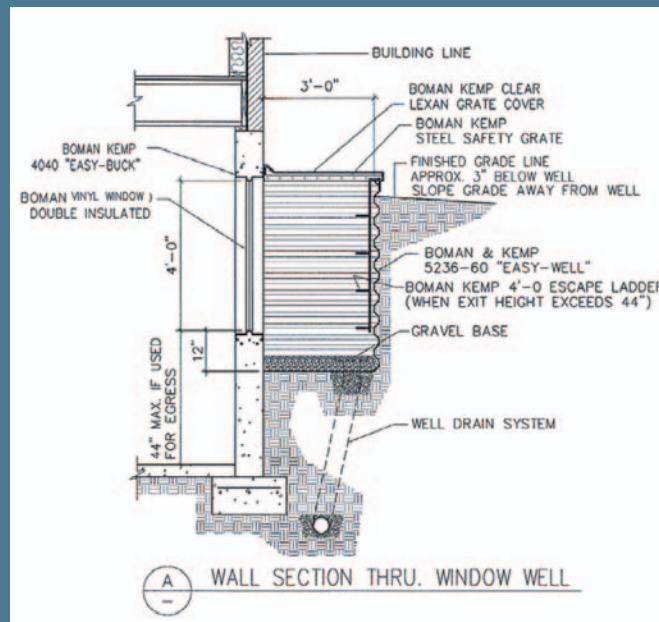
and habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 4% of the floor area of such rooms.

Window Wells: Section R310.2
The area of a window well shall allow the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum area of 9 square feet with a minimum horizontal projection and width of 36 inches. Exception: The ladder or steps required by Section 310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

Ladder and Steps: Section R310.2.1
Window wells with a vertical depth greater than 44 inches below adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. 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.

Bars, Grills, Covers and Screens:

Section R310.4
Placed over emergency escape and rescue openings or window wells that serve such opening shall be releasable or removable from the inside without use of a key, tool or special knowledge.



What you have.

What you get.



Boman Kemp Basement Egress System For Retro Projects

1 Easy-Well™ Also made from heavy-duty 18 gauge galvanized steel with a stacked stone enamel paint finish. It features a one-inch profile with expertly designed double-ribbed corners for added strength, reducing the need for extra bracing.

2 Window This double insulated vinyl window comes equipped with a sliding sash, screen, and is lockable from the inside. Low E with argon gas available.

3 Safety Grate The safety grate is made of rolled angle iron steel and steel safety bars. It is designed to keep people and pets out of the Easy-Well™ and hold the weight of standard foot traffic with a powder coated copper vein color.

4 Cover Made of a polycarbonate plastic, the cover is designed to be used along with the safety grate to keep debris and excess water out of the Easy-Well™.

5 Escape Ladder The safety ladder is designed to assist people in emergency escape and is easily attached to the back of the Easy-Well™ and is powder coated in a white finish.



Outside View



Inside View

Installation is a breeze

The Easy-Well™ attaches to fasteners placed in the basement wall making the install quick and secure.



The Easy-Well™ Includes pre-punched keyholes for easy mounting.



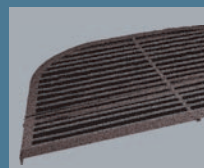
High quality windows include child friendly locks.



Escape Ladders allow for egress and ingress.



Safety Grates are solid steel for strength and powder coated for durability.



Polycarbonate Plastic Cover keeps debris and water out of window well.

