

AREAWAYS & WINDOW WELLS

Access Areaways: Access areaways shall be incorporated into the design of each building as required to accommodate the removal of all equipment assemblies or major subassemblies from the building for repair or replacement. (See related access requirements within the *Equipment Rooms, Electrical and Equipment Rooms, Mechanical* sections within these *Guidelines*.) Each access areaway shall extend a minimum of 8" below the adjacent building interior floor level to allow a substantial amount of water to accumulate without entering the building. Consideration shall be given to locating an interior floor drain near the door.

Ventilation Areaways: When an areaway is used as a means for bringing ventilation air into a building it shall be sized such that the air velocity within the areaway does not exceed 500 FPM. A snow retention basin shall be provided at the bottom of the areaway. It shall extend 1-2 ft. deep below the bottom of the intake louver to allow airborne snow to accumulate without entering the louver. If possible, the intake louver(s) shall be inset into the building away from the areaway a few feet to minimize the potential for entrainment of dry powdery snow. Compliance with these requirements is especially critical when the associated air distribution system utilizes a high percentage of outdoor air. When an areaway is used as a means for exhausting air, the above requirements can be relaxed somewhat.

Window Wells: As stated within the *Storm Water Drainage Systems* section within these *General Guidelines*, if it is desired to incorporate windows into an exterior building wall that is below grade level in order to provide natural lighting, this shall be accomplished by incorporating window wells of limited size rather than by providing large surface depressions adjacent to these windows. Each window well shall extend a minimum of 1 ft. below all associated windowsills to minimize the potential for any collected water to leak into the building.

Extension Above Grade: Each areaway and/or window well shall extend a minimum of 1 ft. above the adjacent grade level in order to minimize the entrance of leaves and other debris. Consideration shall be given to increasing this height in order to reduce the potential for entrance of drifting snow.

Grating: The top of each areaway and window well shall be fitted with a removable/securable safety grating with 1" maximum bar spacing to ensure safety while further inhibiting the entrance of debris. Since maintenance access is required, large gratings that are difficult to remove without mechanical assistance shall incorporate a securable, hinged access section.

Drainage: Each areaway and window well shall be provided with a gravity drain that is piped into the building's storm drainage system. Each drain opening shall be fitted with a strainer selected to minimize potential for blockage with leaves and debris. The bottom of the window well or area way shall have a concrete bottom that has a positive slope toward the drain.