Egress Window Wells | Installation Instructions for Wellcraft 2060 Series

Figure A

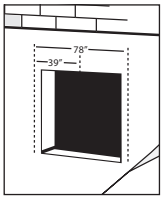
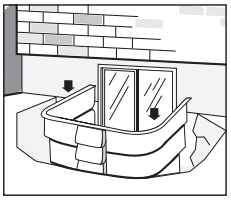
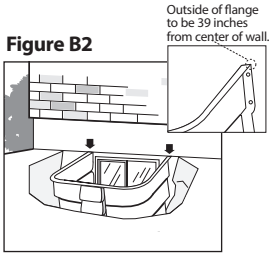


Figure B1



Top of window sits above well.

Figure B2



Top of window level or below well.

Figure C

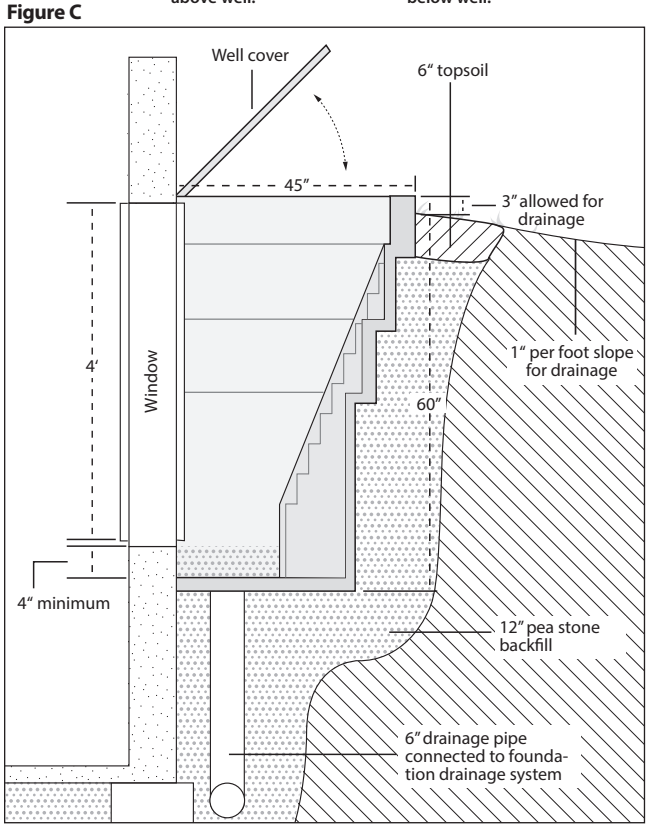
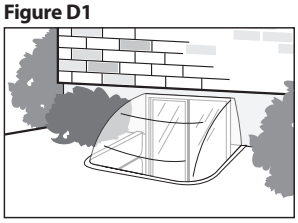
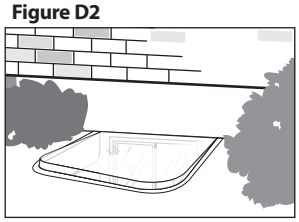


Figure D1



Top of window sits above well, use a third-party bubble style cover, fence, or other enclosure.

Figure D2



Top of window level with well, use a cover.

All Wellcraft Wells are designed to meet IRC 2012 International Residential Code requirements, Section 310, for Emergency Escape/Rescue window openings for one and two family dwellings. The 2060 well is designed to be used with up to a 4 foot wide sliding window that meets the egress code. Note: An additional part can be purchased to add to the 2060 to add 12 inch of depth. **Westlake Royal Building Products provides a limited warranty for window wells. Please see WellcraftWells.com for details.**

IMPORTANT: Read these instructions <u>thoroughly</u> before installing the well.

Wellcraft is not responsible for claims resulting from the failure of the contractor or homeowner to properly install or maintain Wellcraft Wells.

Call your local diggers hotline before beginning excavation to avoid accidental contact with underground lines.

Consult with the local building inspector for the building code requirements in your area.

Gutters, down spouts, faucets on exterior walls, sprinkler heads, and sump pumps must be at least 10 feet away from the window well. All water should be directed away from the well.

Always have the final installation approved by the local building inspector.

Heavy equipment must stay a minimum of 10 feet away from the well. Polyethylene, although extremely durable can be damaged by heavy equipment.

Digging

1. Mark a center line (see figure A) on the foundation above the window.
2. Mark two lines (see figure A) 39 inches on either side of the center line for the total width of the well (78 inches total). This is the maximum width of the well to the outside of the flange. (Keep the well's flanges on these lines, to assure the cover will fit properly, when installed.)
3. Dig the hole so it is centered across the window opening and large enough to accommodate the well and a working area. The hole should be dug deep enough to tie into the house perimeter drain. Connect the window well drain system to the perimeter drain system to provide adequate drainage of any water that may enter the window well (see figure C). These pipes must be a minimum of 6 inches in diameter and capped such that stones or dirt can't enter the drain system but water can enter easily. (Window well drain system not supplied.)
4. Fill the bottom of the excavated hole with pea stone and level to a minimum of 4 inches below the window sill. This will be the bottom of the well.

Mounting

5. Determine the vertical mounting location. Wellcraft window wells should be installed with the top edge of the well above the top edge of the window so that the well does not interfere with the window opening, and to allow the cover to fit properly. The top edge of the well should also be approximately 3 inches above final grade. The grade should slope a minimum of 1 inch per foot away from the building (see figure C).
6. The foundation must be flat and clean of all debris to assure a proper fit of the flange to the house. Seal the outside and inside of the flange area touching the foundation with a professional grade of silicon caulk (not included).
7. Drill holes for fasteners for all pre-drilled holes on the flange of the well. For poured concrete foundations use 3/8 x 2 3/4 inch wedge anchors. For block foundations use 3/8 x 1-7/16 inch sleeve anchors. Use a minimum 1 inch diameter washer on all fasteners. RAM-SET activated fasteners should not be used. (Anchors not included.)
8. Position the well against the foundation wall with the base of the well level. Align the flanges on the lines described in item 2 with the top in the correct position (see item 5). Mark the holes for drilling per hole sizes required for the appropriate anchors (see item 7). Attach the well to the foundation (see figures B1, B2, and C).

Backfill

9. Pea stone shall be used to backfill the well. (see figure C) The backfilling shall be done by hand and evenly distributed as the filling occurs. Pea stone will allow the excess water against the exterior of the well to drain away easily to the perimeter drain system that was installed. The top 6 inches can be backfilled with top soil to support desired vegetation.

Cover (available separately)

10. A Wellcraft well cover (see figures D1 and D2) should always be installed to prevent people and animals from stepping into the open well. Wellcraft is not responsible for accidents caused by failure to have a well cover installed.
11. In order to ensure the cover fits properly, make sure that the very outside edges of the well flanges are 39 inches from the center of the window (total measurement of 78 inches between the outside of well flanges).

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