



Egress Window Requirements

1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include the proposed design and materials of the window(s), existing/proposed size of opening for window(s), and indication of room use.
2. Required installation of smoke detectors: When interior alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added or created, smoke detectors shall be installed throughout the existing dwelling unit as required for new dwellings; the smoke detectors shall be interconnected and hard wired (Except when alterations/repairs do not result in the removal of interior walls or ceiling finish). Smoke detectors must be installed according to the following:
 - a. One in each sleeping room
 - b. One outside of each separate sleeping area in the immediate vicinity of the bedrooms
 - c. One on each story and in the basement
3. Basements in dwelling units and every sleeping room shall have at least one openable window or door approved for emergency escape or rescue. The emergency door or window shall be operational from the inside to provide a full clear opening without the use of separate tools.
4. Escape or rescue windows shall have a minimum openable area of 5.7 square feet, the minimum width shall be 34 inches and the minimum height shall be 24 inches.
5. Window wells for escape or rescue windows shall comply with the following:
 - a. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum opening of nine (9) square feet, with a minimum dimension of 36 inches
 - b. Window wells with a vertical depth more than 44 inches shall be equipped with an approved, permanently affixed ladder or stairs that is accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than six (6) inches.
 - c. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escapes or rescue window wells, provided they are releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of escape or rescue opening.

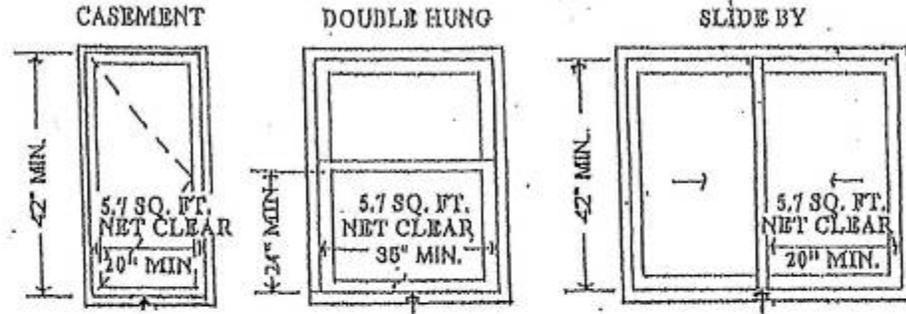
For more information, please contact the Building Official at (651) 458-2804.

EGRESS WINDOWS

① WINDOW ELEVATIONS

NOTE: NET CLEAR OPENING OF WINDOW SHALL EQUAL 5.7 SF OR BETTER
(Calculate Height x width inches + 144 to determine opening size)

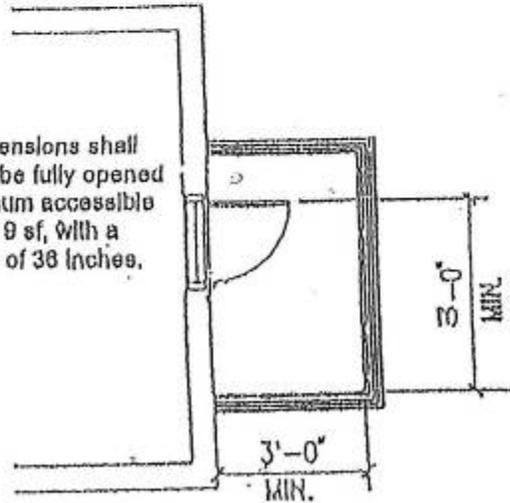
TYPICAL EXAMPLES:



② WINDOW WELLS – BASEMENT EGRESS WINDOWS

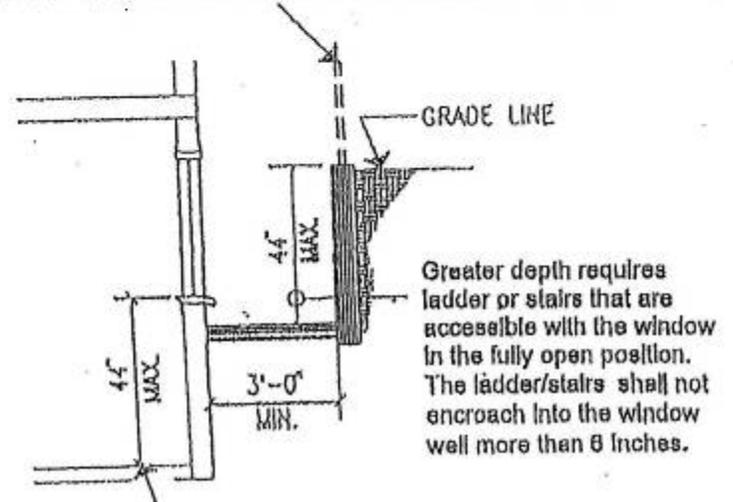
NOTE: Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well.

Clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 sf, with a minimum dimension of 36 inches.



min. width

"GUARDRAIL-TYPE" RAILING REQUIRED IF NEAR PROPERTY LINE OR WALKWAY



Greater depth requires ladder or stairs that are accessible with the window in the fully open position. The ladder/stairs shall not encroach into the window well more than 6 inches.

bt-5 • Bedroom Window Egress: Min. height and width requirements (in inches)

width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
height	41	40	39¼	38¾	37½	36½	35¾	35	34¾	33½	33	32¼	31¾	31	30½	30	29½	29	28½	28	27½	27	26½	26¼	25¾	25½	25	24½	24

min. height