

## EGRESS/ESCAPE WINDOWS AND WINDOW WELLS

### R310.1 Emergency escape and rescue required.

If you are planning on adding a bedroom on any level of your home, you must have a second means of egress in either a window or a door. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or courtyard that opens to a public way.

**A building permit is required for this work.**

If a window is provided it must meet certain standards as follows:

1. Must be 5.7 square feet of net clear opening. R310.1.1
  - a. Grade floor openings shall have a minimum net clear opening of 5.0 square feet.  
Grade floor opening is a window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.
2. Glass minimum of 20 inches in width of clear opening. **R310.1.3**
3. Glass minimum of 24 inches in height of clear opening. **R310.1.2**
4. Cannot be over 44 inches from the finished floor to the top of the sill. **R310.1**

### R310.2 FIRE-RESISTANT CONSTRUCTION

1. The exterior window well must be 36 inches wide & 36 inches (9 sq. ft.) measured from the inside.
2. A ladder or steps are required with a vertical depth greater than 44 inches.
3. A smoke detector must be installed outside the bedroom door and another smoke detector must be installed in the bedroom. A Carbon Monoxide detector must be installed within 10 feet of every bedroom.  
(See Smoke Alarms/Carbon Monoxide Alarm Handout for more information.)

**A building permit is required for this work.** If further information is needed, please contact the Coon Rapids Building Inspection Department at 763-767-6476.

### REPLACEMENT EGRESS/ESCAPE WINDOWS:

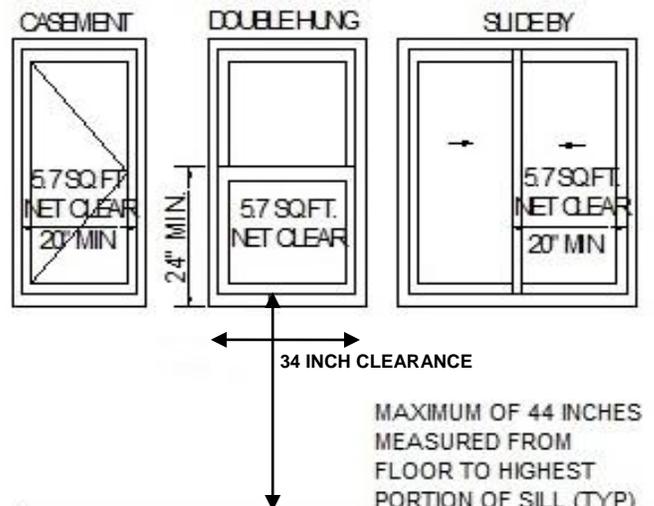
#### R.310.1.5 Replacement windows

Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of Sections R310.1, R310.1.1, R310.1.2, and R310.1.3 if the replacement window meets the following conditions:

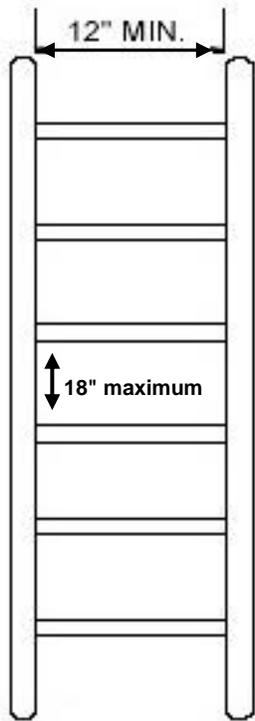
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for a greater window opening area than the existing window;
2. The rooms or areas which **are not** used for any Minnesota State Licensed purpose requiring an egress window;
3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.

***This exception does not apply to awning or basement (cellar) windows which are considered a hazard.***

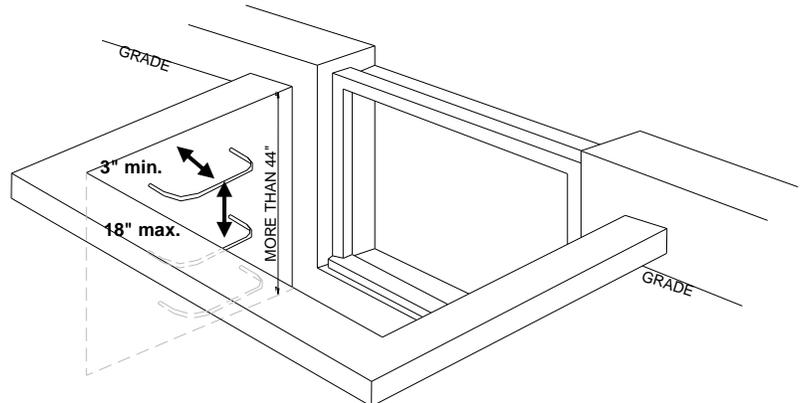
### ESCAPE AND RESCUE WINDOWS



**EGRESS WINDOW LADDER**



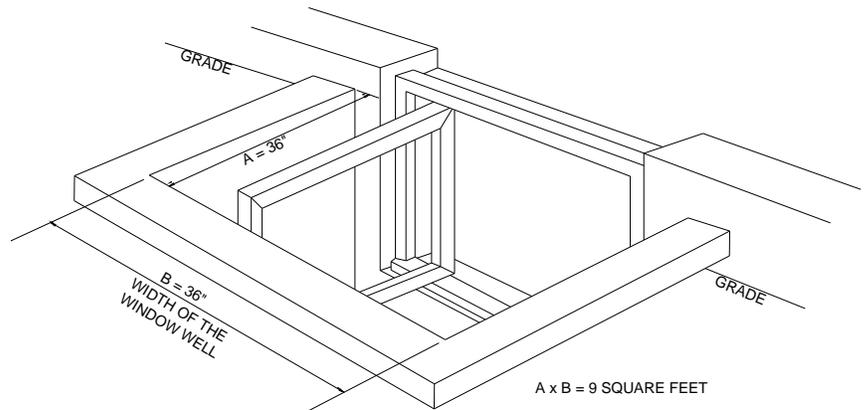
**ACCESS AND EXIT FACILITIES AND EMERGENCY ESCAPES**



WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. THE LADDER OR STAIRS SHALL NOT ENCROACH INTO THE REQUIRE DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES.

**R310.2.1 Ladder and steps.**

Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.



THE CLEAR HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQUARE FEET, WITH A MINIMUM DIMENSION OF 36 INCHES.

**Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches\*) 1inch=25.4 mm**

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24