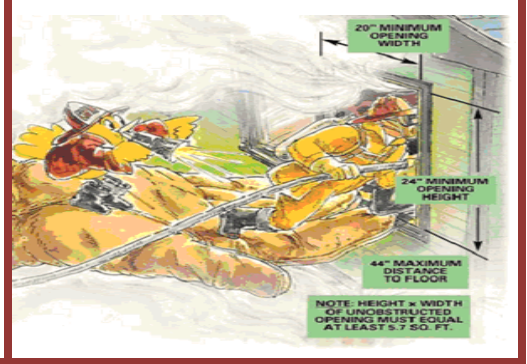


EMERGENCY ESCAPE & RESCUE OPENINGS



City of Owatonna
BUILDING DEPARTMENT
507- 444-4370

WWW.CI.OWATONNA.MN.US



This handout is intended only as a guide and is based in part on the 2007 Minnesota State Building Code, the 2007 Minnesota State Fire code and the City of Owatonna ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

Permit

A permit is required when adding emergency escape and rescue window.

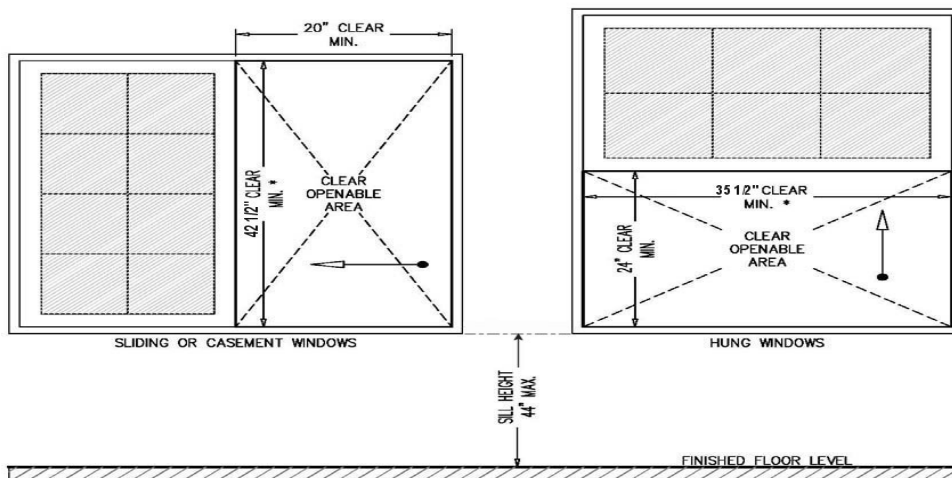
Pre-inspection

A pre-inspection for the installation of emergency escape and rescue window or replacement is required to ensure compliance with the code. A Building Inspector must have access to the interior of the living unit to evaluate the proposed new installations. The major reasons for this inspection are the life safety of occupant's for emergency escape and Fire Department rescue access.

Window Opening Dimensions

Newly installed egress windows shall meet all of the following requirements:

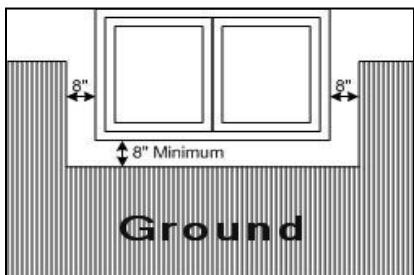
- 5.7 sq. ft (820 sq. inches) overall minimum net clear opening (measured in the open position – see illustration)
- 20" minimum net clear opening width x a height to equal 5.7 sq. ft (820sq inches) minimum.
- 24" minimum net clear opening height x a width to equal 5.7 sq. ft (820sq inches) minimum.
- Maximum height from finished floor to finished sill of escape-rescue window is 44"



Bars, Grills & Gates

Bars, grilles, grates or similar devices may be installed on emergency escape windows, doors or window wells, provided:

- The devices are equipped with approved release mechanisms which are open-able from the inside without the use of a key or special knowledge or effort; and
- The building is equipped with smoke detectors installed in accordance with IRC section R313.
- Specific security grill systems require approval by the Department of Inspections prior to installation.

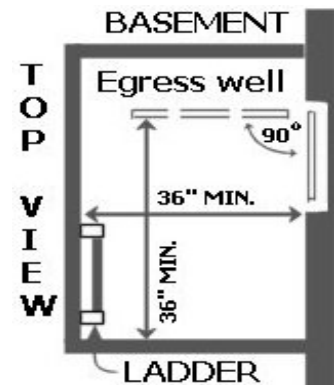


Decay Resistance

Window well must extend at least 8" beyond each side of the window to provide a wood/earth separation to prevent rot per IRC section R319.(2).

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with IRC R310:

- 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 in each direction.
- 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 required dimension of the window well by more than 6 inches.



Legal Escape Ladder

- 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.
- Permanently affixed



Smoke Detection/Alarm requirements

When certain types of work are performed on a dwelling the State of Minnesota Building and Fire Code requires that smoke detection/alarms must be updated throughout the dwelling including basements. The installation of emergency escape and rescue window will require such updates and the Building Inspector will verify the needed upgrades at the time of the pre-inspection. An informational handout for smoke alarm/detection is available at the Owatonna Building Inspection Division office.

Carbon Monoxide Detector/Alarms

Carbon Monoxide detector/alarms are required by a specific Minnesota state statute (299F.51) which is separate from the Building and Fire Codes. This statute requires that every dwelling unit has properly installed carbon monoxide detector/alarms. An informational handout for these requirements is available at the Owatonna Building Inspection Division office or the same information is available at the following website: <http://www.dps.state.mn.us/firemarshal/CO/COAlarmStatute299F50.pdf>.

Do the Math

Egress Window Worksheet for Windows Installed After March 31, 2003

Check Window Height and Width

DOUBLE HUNG

SLIDING

CASEMENT

1) Is the clear openable height, **H** at least 24 inches? Yes No

2) Is the clear openable height, **W** at least 20 inches? Yes No

3) Check Window Opening Area (fill in the four blanks):

$$\begin{array}{ccccccc}
 \mathbf{H} & \underline{\quad} & \times & \mathbf{W} & \underline{\quad} & = & \mathbf{A} & \underline{\quad} & \div & 144 \text{ sq in} & = & \underline{\quad} \\
 \text{Openable height (inches)} & & & \text{Openable width (inches)} & & & \text{Openable area (square inches)} & & & & & \text{(5.7' sq ft min)}
 \end{array}$$

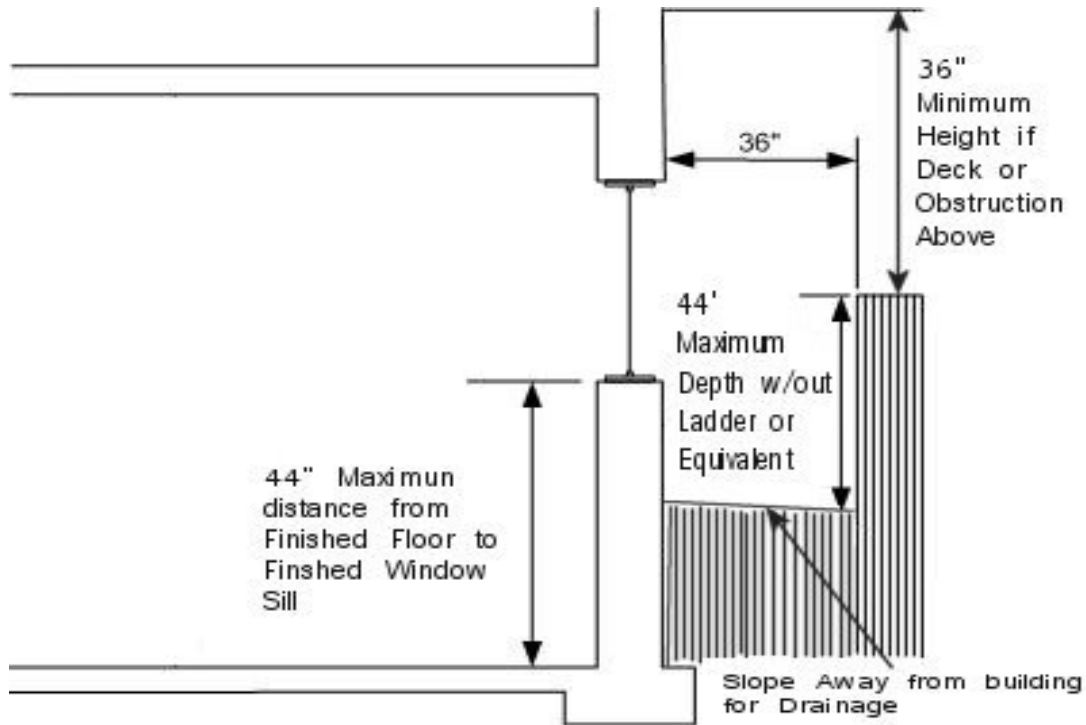
Is the clear openable area **A** at least 820 square inches? (R310.1.1) Yes No

* Check for approval on R310.1.1 exception.

4) Check the distance from the floor to the bottom of opening (R310.1).

Is the distance, **S** from the floor to the finished sill (bottom of opening) 44" inches or less? Yes No

Side Elevation View Best Practices



NOTE: A permit to install an egress window in no way allows creation of an additional dwelling unit, nor does it make a basement bedroom legal that was built without a permit. Additional permits are required for other modifications to the basement, for example, to finish a room, add a bedroom, or to add a dwelling unit.

