



COMMUNITY DEVELOPMENT DEPARTMENT
2660 Civic Center Drive Roseville, MN 55113
INSPECTION SCHEDULING and GENERAL INFORMATION 651-792-7080
FAX 651-792-7070

INFORMATION REQUIRED WITH EGRESS WINDOWS

Basements in dwelling units with habitable space and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools, special knowledge or effort.

The addition, alteration or replacement of any window requires that the dwelling be updated to the current smoke and carbon monoxide alarm requirements of the Minnesota State Building Code 1309.0314, 0315 (I.R.C. 314 & 315). The requirements are as follows:

- A smoke alarm in each sleeping room.
- A smoke alarm outside of each sleeping area in the immediate vicinity of the bedrooms.
- A smoke alarm on each level of the home not already covered by the previous required locations.
- A carbon monoxide alarm shall be installed outside and not more than ten (10) feet from each separate sleeping area or bedroom.

Battery operated smoke and carbon monoxide alarms are allowed when only window work is performed.

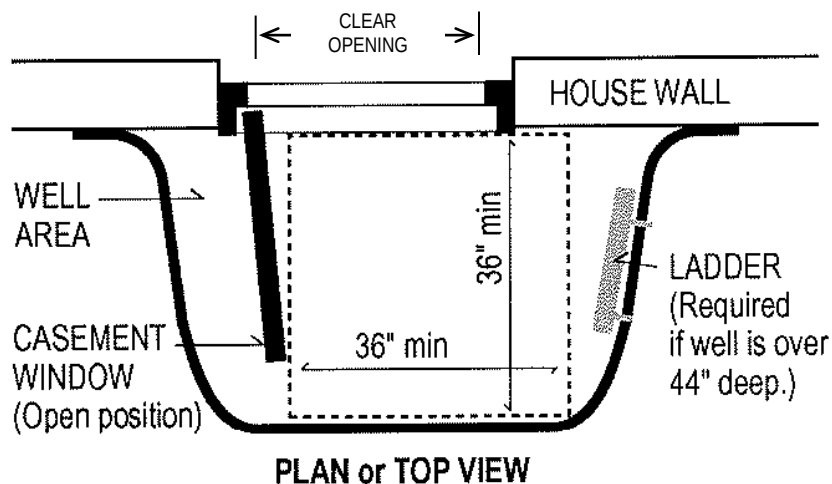
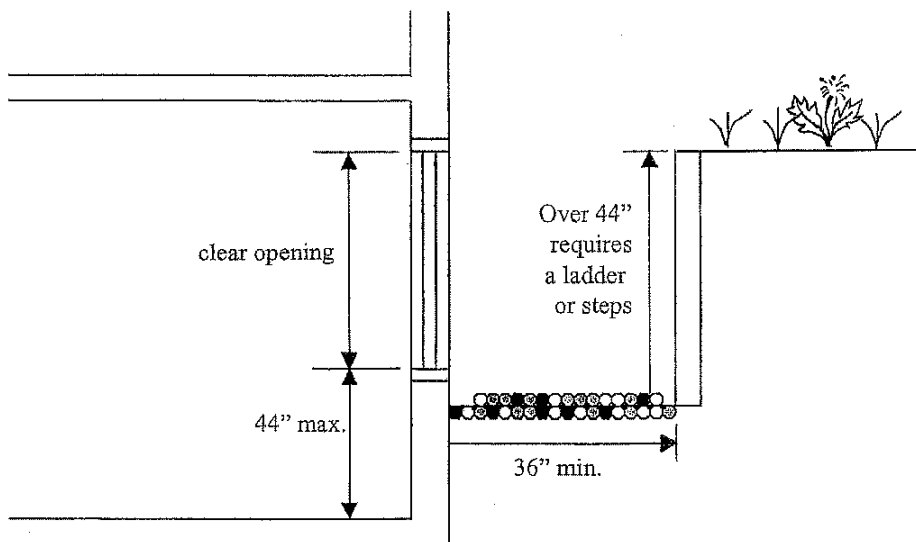
GENERAL BUILDING CODE REQUIREMENTS:

1. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Note: the use of only one minimum is allowed in the calculation to reach 5.7 sq. ft. (see chart on reverse).
Exception: Grade floor openings shall have a minimum net clear opening of 5 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. When windows are provided as a means of escape or rescue, they shall have a finished clear opening height not more than 44 inches above the floor.
3. Escape and rescue windows with a finished opening height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:
 - A. A minimum 36" x 36" clear window well floor area is required when the window is open to the egress position.

- B. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs and must be accessible with the window in the fully open egress position. The ladder or stair shall not encroach into the required dimensions of the window well by more than 6 inches.
- 4. Bars, covers or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:
 - A. The devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort.
 - B. The building is equipped with smoke and carbon monoxide alarms installed in accordance with Minnesota State Building Code 1309.0314, 0315 (I.R.C. 314 & 315).

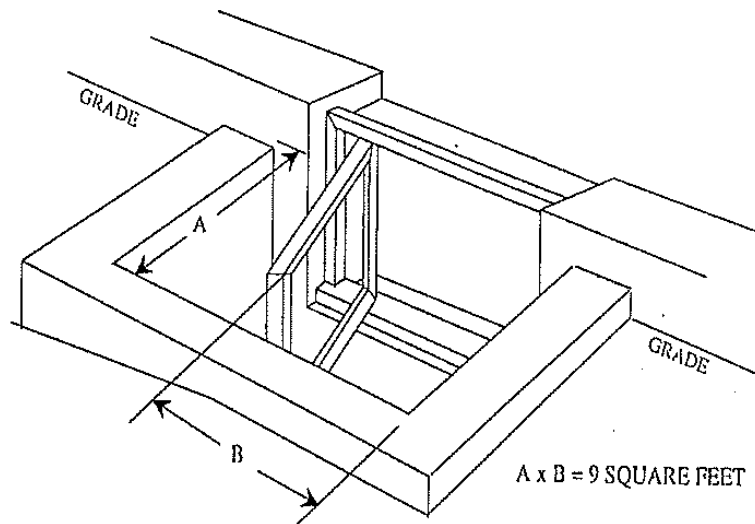
*Below are examples of drawings which may assist you. They are intended as a guide only.

24 HOUR NOTICE IS RECOMMENDED FOR ALL INSPECTIONS

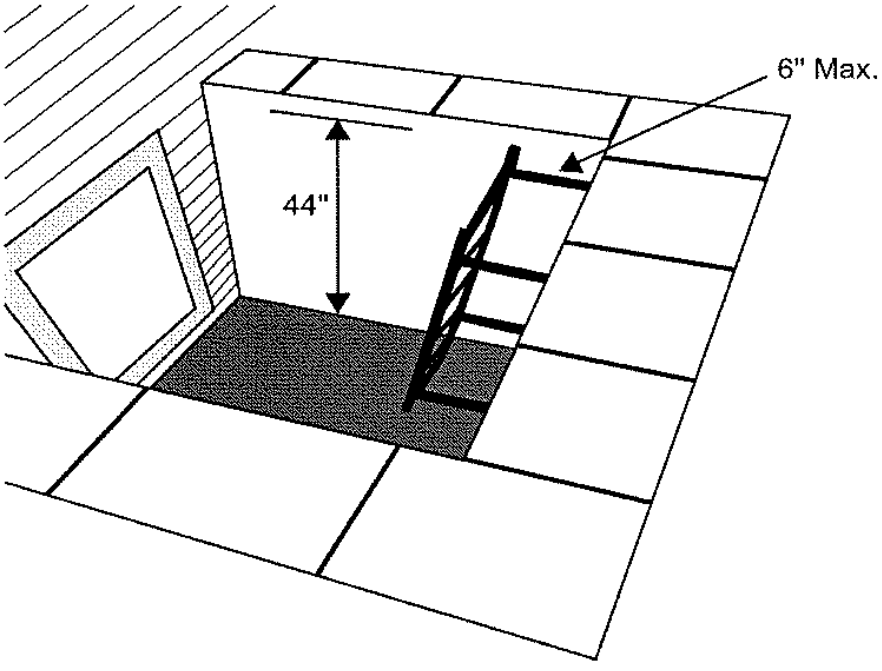


Egress Window Wells

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.



Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. The ladder or stair shall be permitted to encroach a maximum of 6 inches.



BEDROOM WINDOW EGRESS: MINIMUM AREA HEIGHT & WIDTH REQUIREMENTS (IN INCHES).		20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34
Width	Height	41.0	40.0	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31.0	30.4	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