



EGRESS/ESCAPE WINDOWS AND WINDOW WELLS

If you are planning on adding a bedroom you must have a second means of egress in either a window or a door. This egress must be on an exterior wall. If a window is provided it must meet certain standards as follows:

1. Must be 5.7 square feet of net clear opening.
 - 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.
3. Glass minimum of 24 inches in height of clear opening.
4. Cannot be over 44 inches from the floor to the top of the sill.

The window well (exterior) must be 36" wide and go out 36 inches from the foundation.

A smoke detector must be installed outside the bedroom door not less than 7 feet off the floor and another smoke detector must be installed in the bedroom they shall have a battery backup.

A Permit is required for this work.

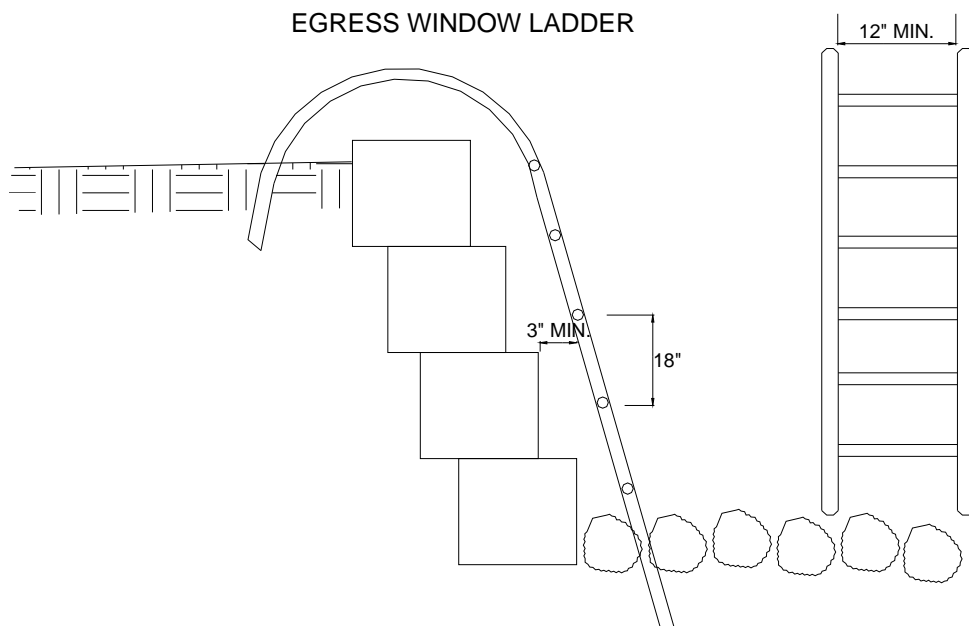
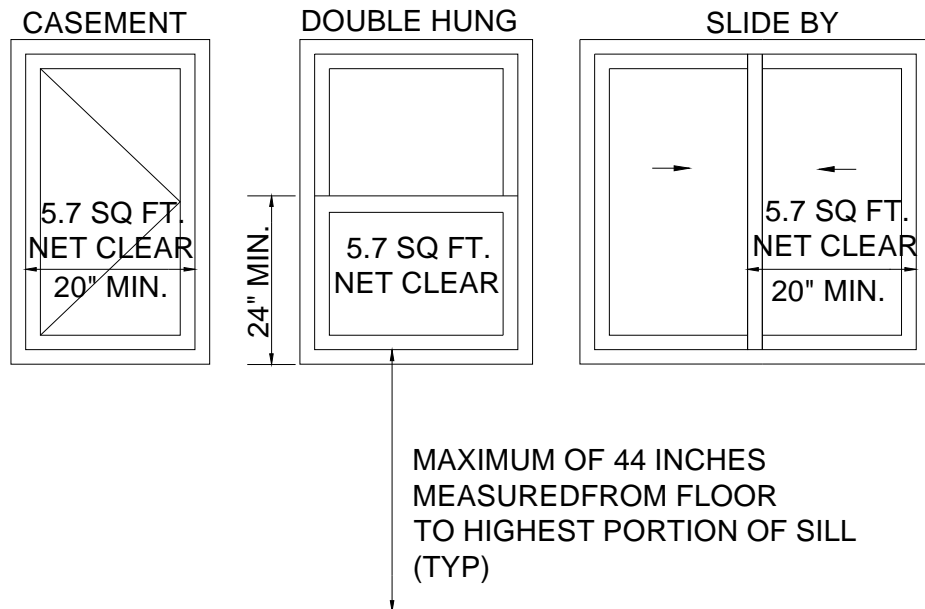
If you are considering remodeling your basement or lower level to make it more energy efficient and, if you use any kind of Styrofoam insulation, it must be covered with ½ inch drywall (sheetrock). When Styrofoam burns, it creates very hazardous, toxic fumes. All wood plates that come in contact with concrete must be treated.

If further information is needed, please contact the Coon Rapids Building Inspection Department 763-767-6476.

REPLACEMENT EGRESS/ESCAPE WINDOWS:

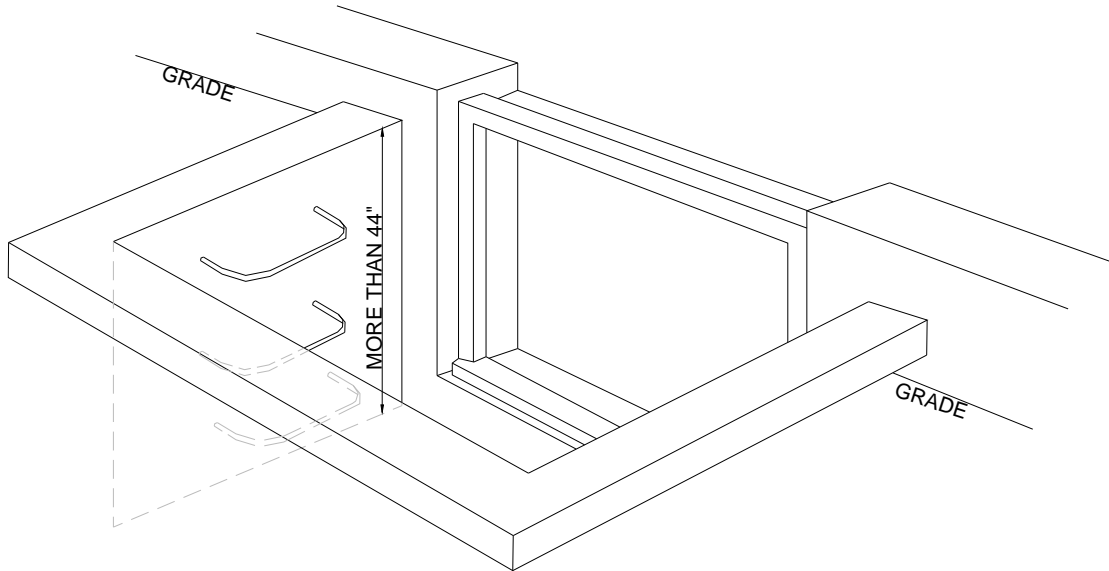
R.310.1.5 Replacement windows. Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of Sections R310.1, R310.1.1, R310.1.2, and R310.1.3 if the replacement window meets the following conditions: 1. The replacement window 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 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

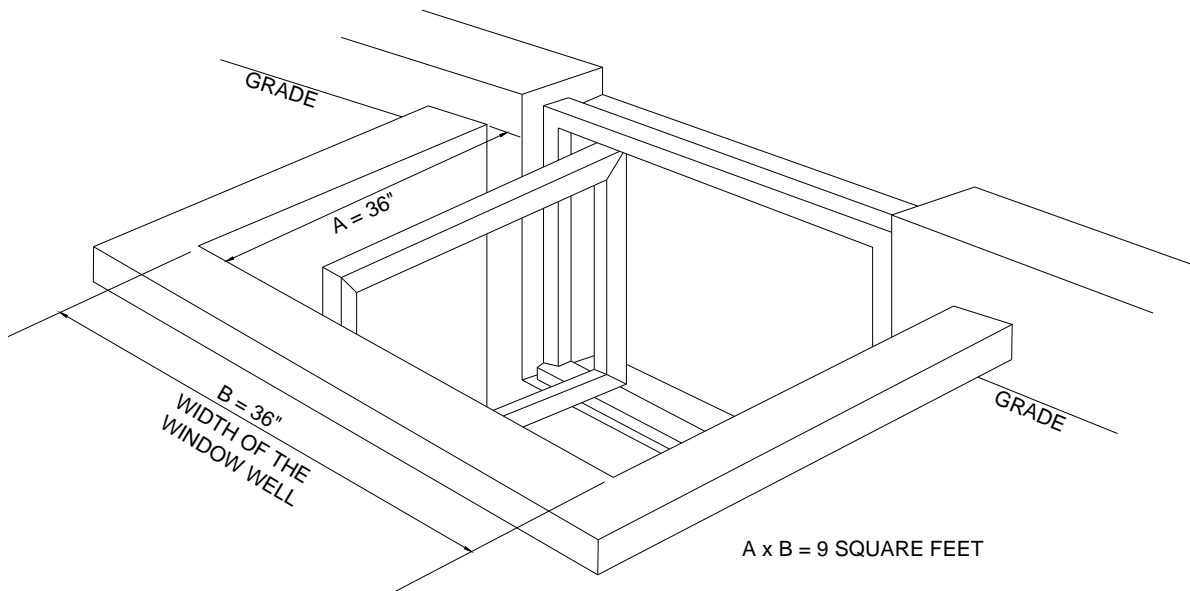


LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

**ACCESS AND EXIT FACILITIES
AND EMERGENCY ESCAPES**



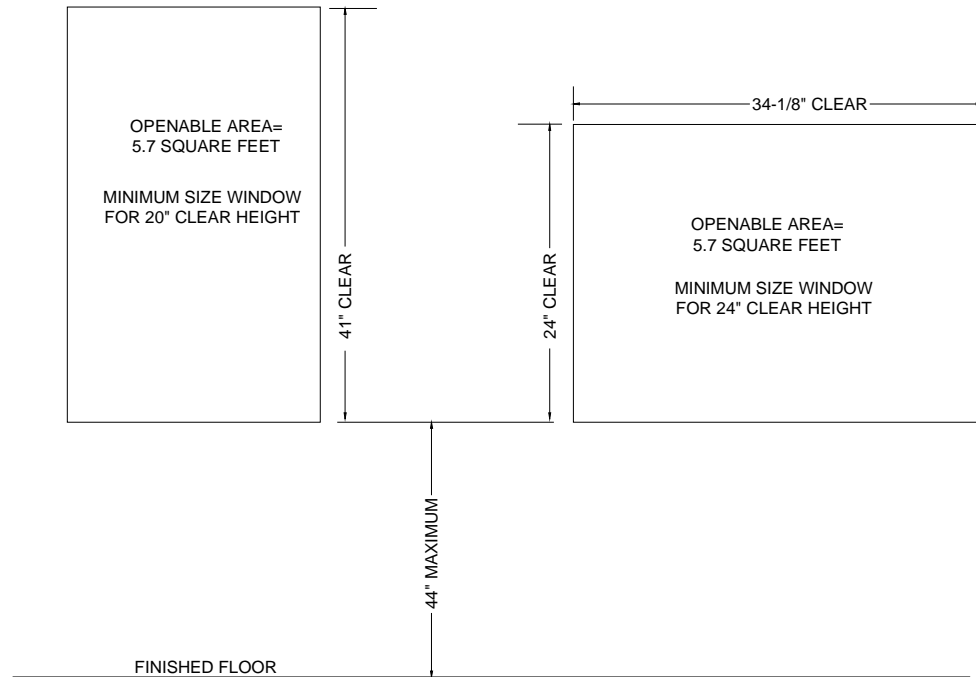
WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. THE LADDER OR STAIRS SHALL NOT ENCRATCH INTO THE REQUIRE DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES.



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.



EMERGENCY ESCAPE AND RESCUE WINDOWS



Because so many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire, section 310.1 of the 2006 International Residential Code (IRC) that:

1. basements of dwelling units, and
2. every bedroom below the fourth story shall have at least one operable window or door approved for emergency escape and rescue. This exit shall open directly into a public street, public alley, yard or exit court. The units shall be operable to provide a full clear opening without the use of separate tools.

Extensive testing by the San Diego Building and Fire Departments established the minimum window size requirements found in Section 310.1.1:

1. The new Clear Opening area shall be no less than 5.7 square feet (0.53 m²)
2. In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches (610 mm). The net clear openable width dimension shall be a minimum of 20 inches (508 mm). Note that using both minimum figures will not obtain the required area.
3. The finished sill height shall be not more than 44 inches (1118 mm) above the floor.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches*)

1 inch=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

