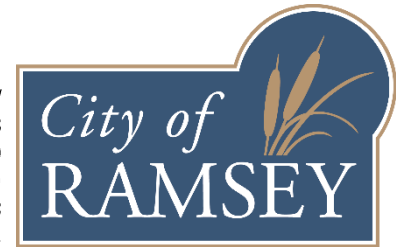


EMERGENCY ESCAPE & RESCUE WINDOWS

7550 Sunwood Drive NW
Ramsey, Minnesota 55303
City Hall: 763-427-1410
Building and Inspections: 763-433-9850
Fax: 763-433-9848
www.cityoframsey.com/permits



This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Zoning Code for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

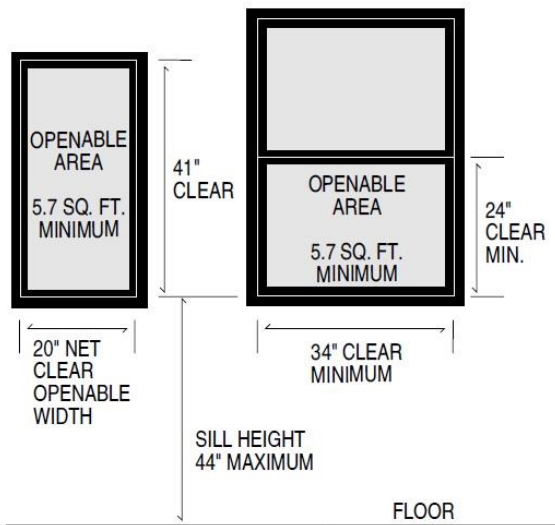
Basement Bedroom/Sleeping Room Requirements

All sleeping rooms shall have at least one egress window (see illustration) meeting all these requirements:

- Sill height not more than 44 inches above floor.
- Openable area not less than 5.7 square feet* (820 square inches.)
- Opening height not less than 24 inches.
- Opening width not less than 20 inches.
- Emergency escape windows shall be operational from the inside of the room without the use of keys or tools.

*Exception: Grade floor opening shall have a minimum net clear opening of 5.0 square feet.

Minimum size for rescue/escape windows from sleeping rooms.



Emergency Escapes – Window Wells Below Grade

Section R310.2

The clear horizontal dimensions shall allow the window to the fully opened and provide a minimum accessible net clear opening of 9 square feet with minimum dimensions of 36 inches.

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 stair shall not encroach into the required dimensions of the window well by more than six inches. Ladders or rungs shall have an inside dimension of at least 12 inches. They must project at least 3 inches from the wall and be spaced not more than 18 inches o.c. vertically for the full height of the window well.

*A minimum height clearance of 36 inches shall be maintained above the exterior grade. (Example: a deck above the escape window.)

Bars grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings or window wells that serve such openings provide the minimum net clear opening size complies with R310 and is removable from the inside without the use of a key, tool, special knowledge or force greater than which is required for normal operation of the escape and rescue opening.

Calculating Open Area for Window in Square Feet

Height	Width																
	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"
24"	3.3	3.5	3.7	3.8	4.0	4.2	4.3	4.5	4.7	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0
26"	3.6	3.8	4.0	4.2	4.3	4.5	4.7	4.9	5.1	5.2	5.4	5.6	5.8	6.0	6.1	6.3	6.5
28"	3.9	4.1	4.3	4.5	4.7	4.9	5.1	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0
30"	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.3	6.5	6.7	6.9	7.1	7.3	7.5
32"	4.4	4.7	4.9	5.1	5.3	5.6	5.8	6.0	6.2	6.4	6.7	6.9	7.1	7.3	7.6	7.8	8.0
34"	4.7	5.0	5.2	5.4	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.6	7.8	8.0	8.3	8.5
36"	5.0	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.3	7.5	7.8	8.0	8.3	8.5	8.8	9.0
38"	5.3	5.5	5.8	6.1	6.3	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	9.0	9.2	9.5
40"	5.6	5.8	6.1	6.4	6.7	6.9	7.2	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7	10.0
42"	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.0	9.3	9.6	9.9	10.2	10.5
44"	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0
46"	6.4	6.7	7.0	7.3	7.7	8.0	8.3	8.6	8.9	9.3	9.6	10.0	10.2	10.5	10.9	11.2	11.5
48"	6.7	7.0	7.3	7.7	8.0	8.3	8.7	9.0	9.3	9.7	10.0	10.3	10.7	11.0	11.3	11.7	12.0
50"	6.9	7.3	7.6	8.0	8.3	8.7	9.0	9.4	9.8	10.1	10.4	10.8	11.1	11.5	11.8	12.2	12.5
52"	7.2	7.6	7.9	8.3	8.7	9.0	9.4	9.8	10.1	10.5	10.8	11.2	11.6	11.9	12.3	12.6	13.0
54"	7.5	7.9	8.3	8.6	9.0	9.4	9.8	10.1	10.5	10.9	11.3	11.6	12.0	12.4	12.8	13.1	13.5
56"	7.8	8.2	8.6	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0
58"	8.0	8.5	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.1	14.5
60"	8.3	8.8	9.2	9.6	10.0	10.4	10.8	11.3	11.7	12.1	12.5	12.9	13.3	13.8	14.2	14.6	15.0

Code History Requirements for Dwelling Egress Windows

The chart below indicates the minimum allowable size of egress windows when reducing the size of a window opening. The minimum allowable size is determined by the year the home was built.

U.B.C.	Section	Sill Height	Net Opening	Minimum Height	Minimum Width
1961	No requirement	No requirement	No requirement	No requirement	No requirement
1964	3320.0	48"	5.0 Square feet	24"	24"
1967	3320.0	48"	5.0 Square feet	22"	22"
1970-1973	1404.0	48"	5.0 Square feet	22"	22"
1976	1404.0	44"	5.7 Square feet	24"	20"
1979-1991	1204.0	44"	5.7 Square feet	24"	20"
1994	310.4	44"	5.7 Square feet	24"	20"

