



CITY OF SPRING LAKE PARK

Code Enforcement Division

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Spring Lake Park, Minnesota 55432

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Website: www.slpmn.org

EMERGENCY ESCAPE & RESCUE OPENINGS (EGRESS WINDOWS)

All governing codes and noted sections are based on the 2020 Minnesota Residential Code

WHAT IS AN EMERGENCY ESCAPE AND RESCUE OPENING?

An emergency escape and rescue opening is a window (sometimes called an egress window) or door that is required in specific locations in new or altered dwellings and is intended to provide an emergency means of exiting a dwelling or provide an access for rescue. These openings must meet specific size requirements.

WHERE ARE EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED?

Emergency escape and rescue openings are required in any room used for sleeping purposes (bedrooms) and in basements. If you are constructing a new home, the code requires that you put an emergency escape and rescue opening in each bedroom. It also requires one in the basement.

In existing homes, you must provide an emergency escape and rescue opening if you create a new bedroom or expand an existing bedroom or your basement. If you have a bedroom in the basement, the emergency escape and rescue opening in that bedroom suffices for the basement. You would not need to provide another opening just for the basement.

WHAT ARE THE SIZE REQUIREMENTS FOR WINDOWS USED AS EMERGENCY ESCAPE AND RESCUE OPENINGS?

A window used as an emergency escape and rescue opening must satisfy four Minnesota Residential Code criteria:

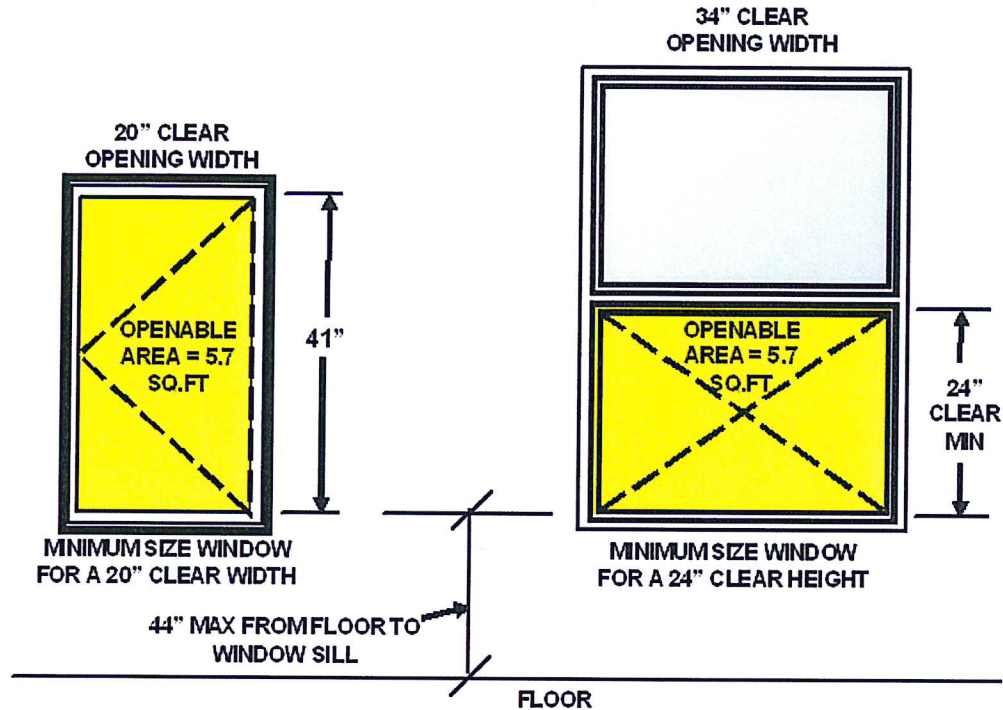
- Minimum width of opening: 20 in.
- Minimum height of opening: 24 in.
- Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor).
- Maximum sill height above floor: 44 in.

The window must have a minimum net clear opening of 5.7 sq. ft. Net clear opening refers to the actual free and clear space that exists when the window is open. It is not the rough opening size or the glass panel size, but the actual opening a person can crawl through.

The window opening must be operational from the inside without keys or tools. Bars, grilles and grates may be installed over windows but must be operational without tools or keys and still allow the minimum clear opening.

Do the math

At first glance, you might assume that a 20-in. by 24-in. window would be acceptable for emergency escape or rescue. However, those dimensions would yield a net clear opening of only 3.3 sq. ft. To achieve the required net clear opening of 5.7 sq. ft., a 20-in. wide window would have to be 42 in. high. Likewise, a 24-in. high window would have to be 34 in. wide.



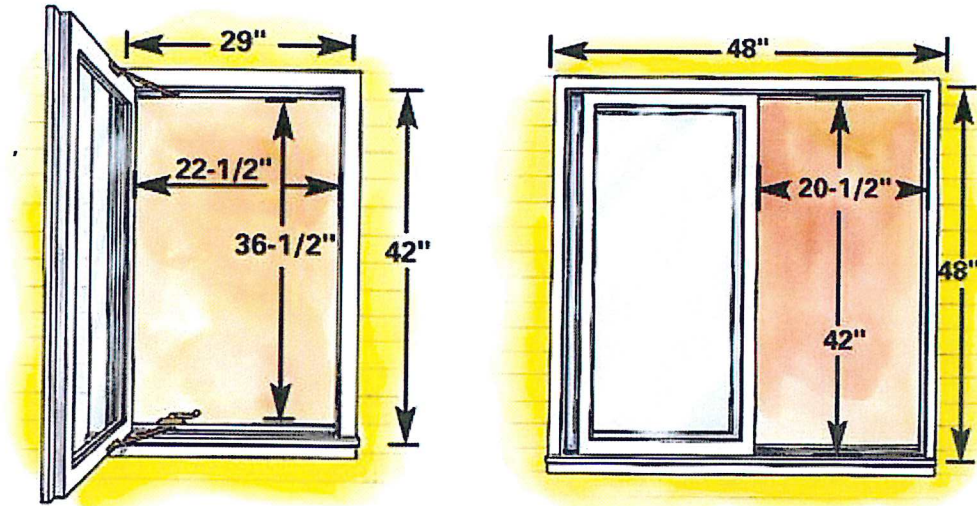
Because Minnesota uses a national model residential code, nearly all window manufacturers specify which of their windows meet these standards. This should take the guesswork out of selecting a window for your addition or remodeling project. Also, the sales person who sells you the window should be able to help you select a code compliant window provided that they know you need a window that is required to be an emergency escape or rescue opening.

MUST I USE A SPECIAL TYPE OF WINDOW?

A wide variety of window designs can be used for emergency escape or rescue openings. You should select a window design that meets your architectural, aesthetic, space, and financial limitations.

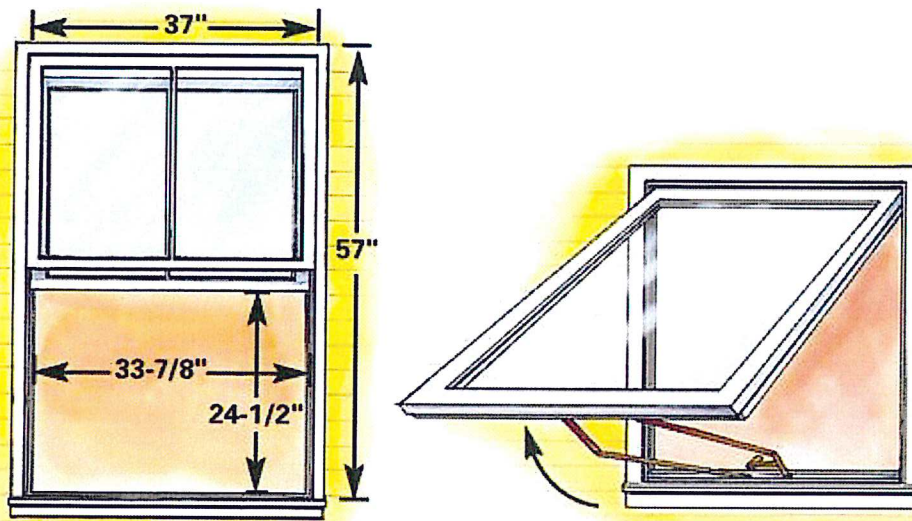
Casement windows with hinged sashes that swing free and clear of the opening can be relatively small and still meet code requirements. This makes them ideal for basements and other areas where space is limited. Some manufacturers can install a special operator arm that allows the window to open wider than the standard operating arm to meet opening requirements. Others have an operator arm that can be pushed to open the window wider in an emergency. These meet egress requirements as long as you leave the "PUSH HERE" label in place.

Glider or slider windows have sashes that fill nearly half the possible window opening when the window is opened. They require a window nearly twice the size of a casement window.



Note: Dimensions shown only for illustration purposes.

Even when it's fully open, more than half of a **double-hung window's** overall area is blocked by glass. To meet height requirements, a window must be nearly 4 ft. 9 in. in overall height. This height requirement makes it undesirable for most basement situations.



Note: Dimensions shown only for illustration purposes.

Awning windows are problematic. Since the opened sash prevents escape from most window wells, they're unsuitable for basement use. And with most awning windows, the center opening hardware and height don't meet opening requirements.

WHY DON'T MY WINDOWS MEET EGRESS REQUIREMENTS?

Some older homes were built before there were emergency escape and rescue opening requirements. Changing rules are responsible for other discrepancies. And sometimes homeowners or contractors engage in work without permits that results in noncompliance.

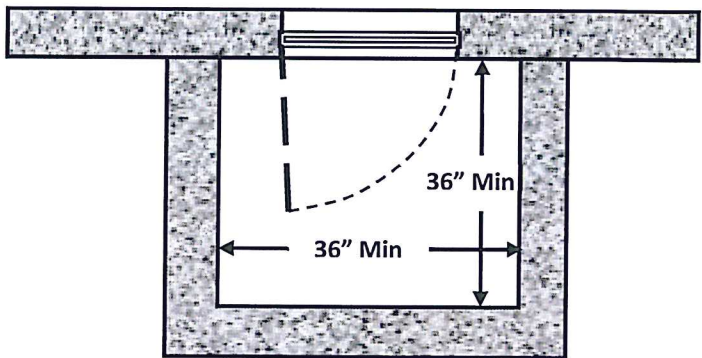
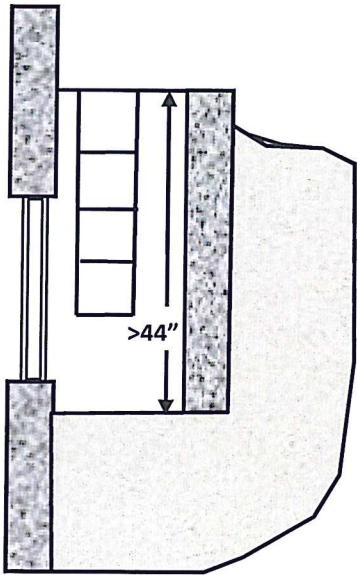
BASEMENT WINDOWS USED FOR EMERGENCY ESCAPE OR RESCUE OPENINGS

Because of their location below grade, basement windows present an added challenge. Below grade windows must have a window well that permits the window to function as an emergency escape or rescue opening. Window wells must:

- Allow the rescue window opening to be fully opened.
- Provide 9 sq. ft. of "floor area," with a minimum dimension of 36" in width and length.
- **If the window well depth exceeds 44 inches**, the well must contain a permanently affixed ladder or steps. The ladder must be at least 12" wide and project no less than 3" from the window well wall. Ladders may not obstruct the operation of the window or project more than 6 inches into the required window well dimensions.

Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them.

If an egress window is located under a deck or porch, the code requires at least 36 inches between the top of the window well and the bottom of the deck or porch joists.







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BUILDING PERMIT APPLICATION

Job Address _____

Property Owner

Name _____

Address _____ Phone _____

Email _____

Contractor

Name _____

Address _____ Phone _____

Email _____

State License # _____ Exp. Date _____ Lead Cert. Date _____
dd/mm/yr dd/mm/yr

Applicant Same as Property Owner Contractor

Name _____

Address _____ Phone _____

Email _____

Type of Property

- Commercial Property
- Industrial Property
- Mobile Home Property
- Multi-Family Property
- Public Property
- Single Family Property

Type of Work

- Addition _____
- Alteration _____
- Accessory < 200 Sq.Ft.
- Basement Finish
- Concrete Work
- Deck
- Demolition
- Door Replacement
- Dumpster Enclosure
- Egress Window
- Gypsum Board
- Insulation
- Masonry Work
- Mobile Home
- New _____
- Pool
- Remodel
- Repair
- Replace
- Roofing
- Shed < 200 Sq. Ft.
- Siding
- Structural Work
- Window Replacement
- Other _____

Describe Work _____

Value of Work Including Labor _____ Start Date _____ Estimated Completion Date _____
dd/mm/yr dd/mm/yr

Commercial/Industrial Submit two plan sets and specifications for commercial or industrial work.

Describe Building Use and/or Changes in Use _____

Notice

Separate permits are required for electrical, plumbing, heating, ventilating, and air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction. Initial here _____

➡ Contractor Signature _____ Date of Application _____
dd/mm/yr

➡ Homeowner Doing Work in Homestead Signature _____ Date of Application _____
dd/mm/yr

If application is not fully completed, it will be denied at time of processing. Please verify that all necessary information is legible and plans are included with job cost estimates. Contact Permit Technician to verify all necessary information is provided before submitting.

Payment: We accept cash, checks payable to City of Spring Lake Park, or credit cards (with additional processing fees), at the front counter only.



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BUILDING PERMIT APPLICATION

Building Permit Applicant: Property Owner

I understand that the State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. By signing this document, I attest to the fact that I am building or improving this house myself. I hereby claim to be exempt from the state licensing requirements because I am not in the business of building on speculation or for resale and that the house for which I am applying for this permit, located at

_____ is the first residential structure I have built or improved the past twenty-four (24) months. I also acknowledge that because I do not have a state license, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota Statute 514.01. In the event that I do construct or improve another residential structure in the next 24 months, I will not do so until I obtain the required state license, per Minnesota Statute 326.84, understanding that failure to do so is a misdemeanor under state law.

Furthermore, I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this house and I understand that some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting; remodeling and/or roofing activity is a misdemeanor under Minnesota Statute 326.92, subdivision 1, and that I would forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors I hire are unlicensed.

I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the state building code and/or city ordinance in connections with the work performed on this property.

Signature of Property Owner

Date dd/mm/yr