

EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS)

Code information for one- or two-
family dwellings or townhomes.

Locations

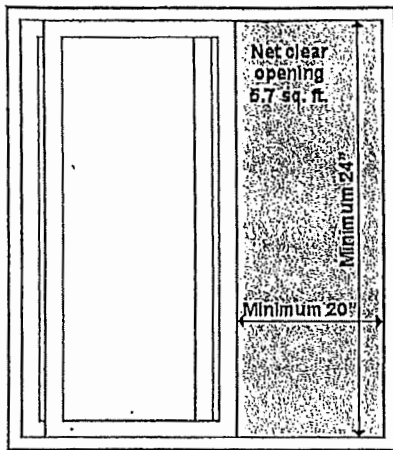
(R310.1)

- Basements and every sleeping room shall have at least one operable emergency and rescue opening (egress window / door) which opens directly from the room into a public street, public alley, yard or court.
 - Where basements contain one or more sleeping rooms an egress window/door shall be required in each sleeping room but shall not be required in adjoining areas of the basement.
 - Basements used only to house mechanical equipment and not exceeding a total floor area of 200 sq. ft. are not required to have an egress window/door.

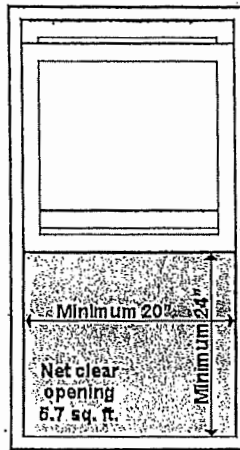
Minimum Net Clear Opening Area

(R310.1.1 – R310.1.3)

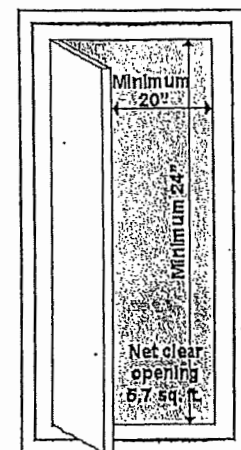
- All egress windows shall have a minimum net clear opening of 5.7 sq. ft.
 - Grade floor openings shall have a minimum net clear opening of 5.0 sq. ft.
- Minimum net clear opening height shall be 24".
- Minimum net clear opening width shall be 20".
- Minimum width or height must be larger to meet 5.7 sq. ft. clear opening.
- Maximum 44" height from floor to the bottom of the clear opening.



Maximum 44" measured from floor
to highest portion of sill



Maximum 44" measured from floor
to highest portion of sill



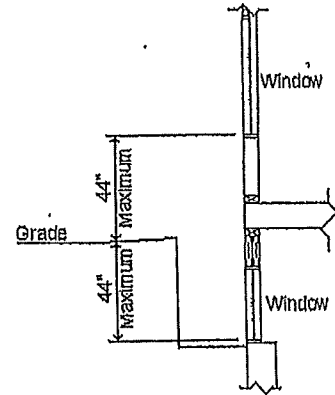
Maximum 44" measured from floor
to highest portion of sill

EXAMPLES

WIDTH		HEIGHT	WIDTH		HEIGHT
20"	x	41"	29 1/4"	x	28"
21"	x	39"	30 3/8"	x	27"
22"	x	37 1/4"	31 1/2"	x	26"
23"	x	35 3/4"	32 7/8"	x	25"
24"	x	34 1/4"	34 1/4"	x	24"
25"	x	32 7/8"	35 1/2"	x	24"
26"	x	31 1/2"	37"	x	24"
27"	x	30 3/8"	39"	x	24"
28"	x	29 1/4"	41"	x	24"

Grade Floor Openings

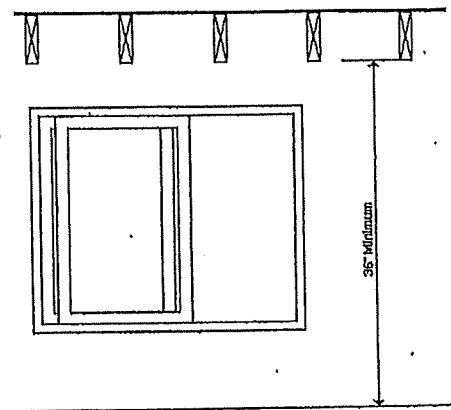
- Grade floor openings are openings with the sill height of the opening is not more than 44" above or below the finished ground level adjacent to the opening.



Egress Windows under Decks and Porches

(R310.6)

- Egress windows located under decks and porches must allow the egress window to be fully open and provide a path not less than 36" in height to a yard or court.



Window Operations

(R310.1.4)

- Egress windows shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Replacement windows

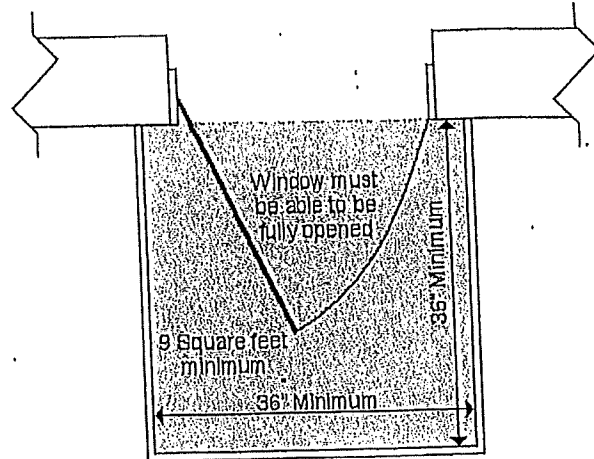
(R310.1.5)

- Replacement windows do not need to meet egress requirements if the replacement window meets the following requirements:
 - The replacement window is the manufacturer's largest standard window that will fit within the existing window frame or existing rough opening. The replacement window shall either 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. The replacement window must have the same type of operating hardware permitting the maximum window opening.
 - The rooms or areas are not used for any Minnesota state licensed purpose requiring an egress window.
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Window Wells

(R310.2)

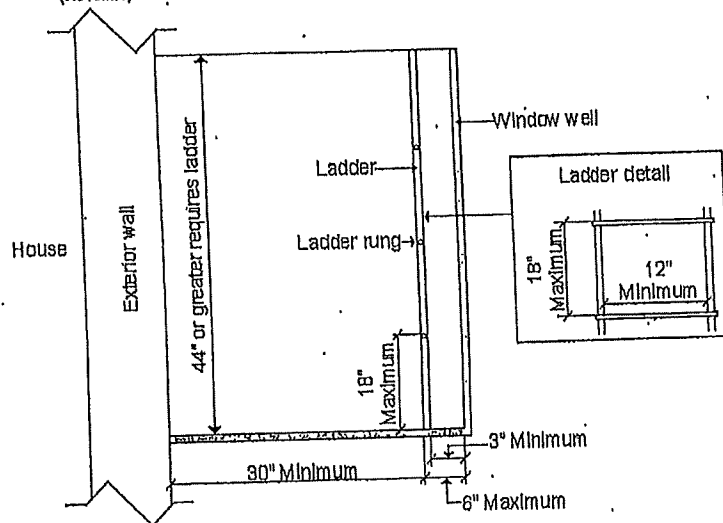
- The minimum horizontal area of the window well shall be 9 sq. ft. with a minimum horizontal projection and width of 36". The area of the window well shall allow the emergency escape and rescue opening to be fully opened.



Ladders and Steps

(R310.2.1)

- Window wells with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.
- Ladders or steps are allowed to encroach into the required dimension of the window well a maximum of 6".
- Ladders or rungs shall have an inside width of at least 12", shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the Window well.



Bars, Grilles, Covers and Screens

(R310.4)

- Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided that:
 - The device doesn't affect the required net clear opening size.
 - Such devices shall be reasonable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

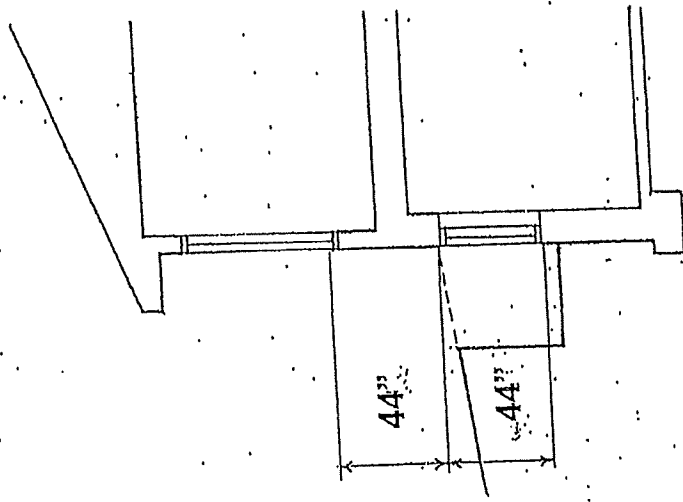
(For the purpose of this handout: ' = foot/ feet; " = inch(es))

The information in this handout is just an overview. See the 2015 Minnesota Residential Code for complete information.

Emergency escape and rescue

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.



International Residential Code, section R310.1.1 and R202.