



City of Austin  
500 Fourth Avenue N.E.  
Austin, Minnesota 55912-3773

**Building Department**  
507-437-9950 Fax 507-437-7101

# EGRESS WINDOWS

**PERMIT REQUIREMENTS:** A building permit is required for any alteration or addition to any existing building or structure. This permit may be applied for at the Austin Building Codes Division located on the 2<sup>nd</sup> floor of the Austin Municipal Building at 500 4<sup>th</sup> Ave. N.E.

The necessary building code requirements are included in this handout for your review.

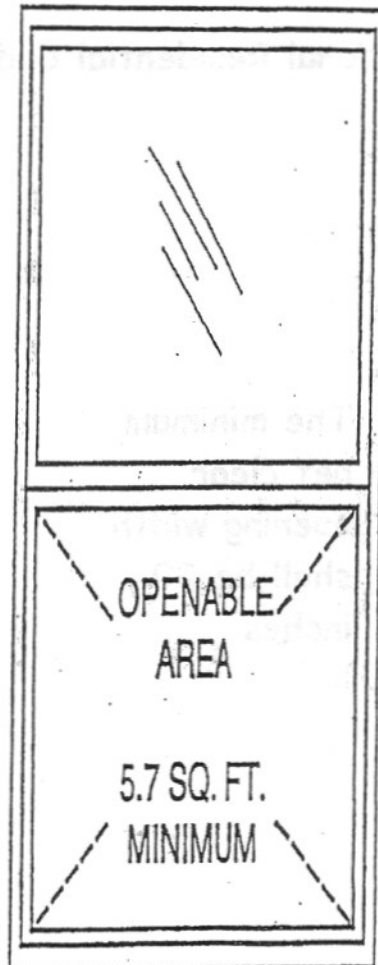
**NOTE:** The receipt you receive upon payment from the City Clerk's office for the building permit application is NOT your permit or approval to proceed with your building or remodeling project. Permit application must be made 7-10 days before project is scheduled to begin. No work shall be started without prior approval by the Building Official, or until you receive your permit in the mail.

**REQUIRED INSPECTIONS:** Please contact the Austin Building Department at 437-9950 to schedule inspections. Prior notice of four hours is encouraged to insure an appointment.

The Building Department encourages the builder to contact us for further clarification on any questions encountered during the construction of their project.

All emergency  
escape and rescue  
openings shall have  
a minimum net clear  
opening of 5.7  
square feet.

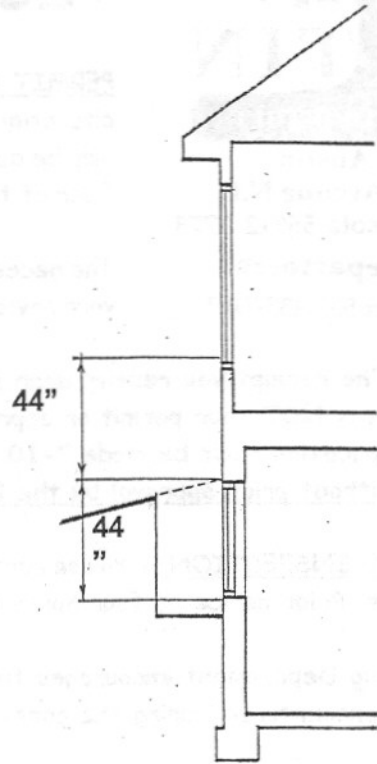
Exception follows:



# Emergency escape and rescue

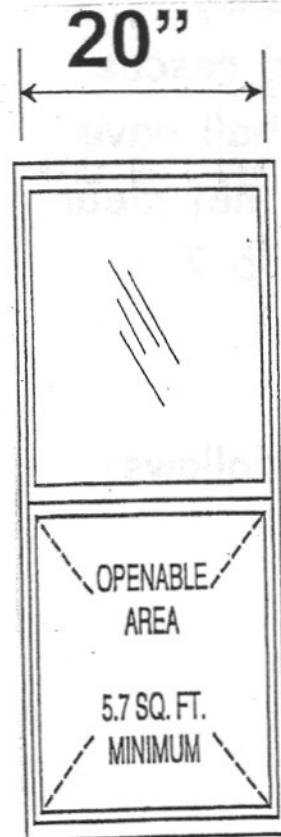
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.

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

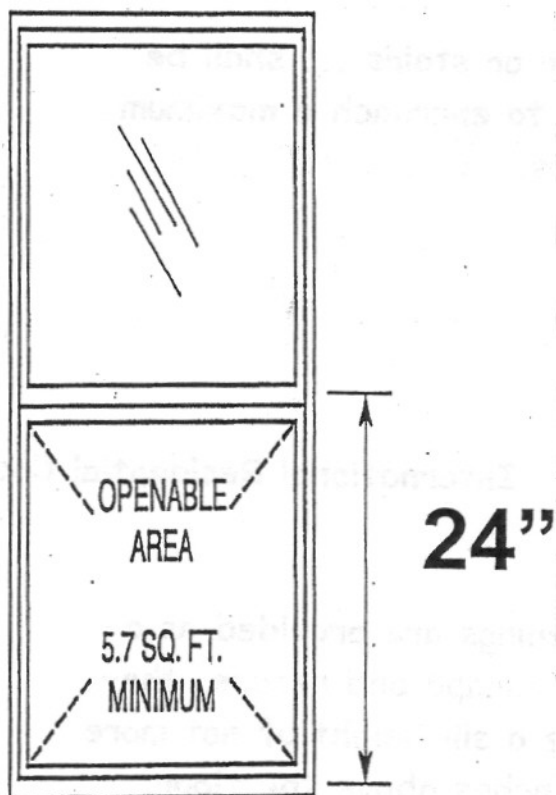
The minimum net clear opening width shall be 20 inches



International Residential Code, Section R310.1.3

# Emergency escape and rescue

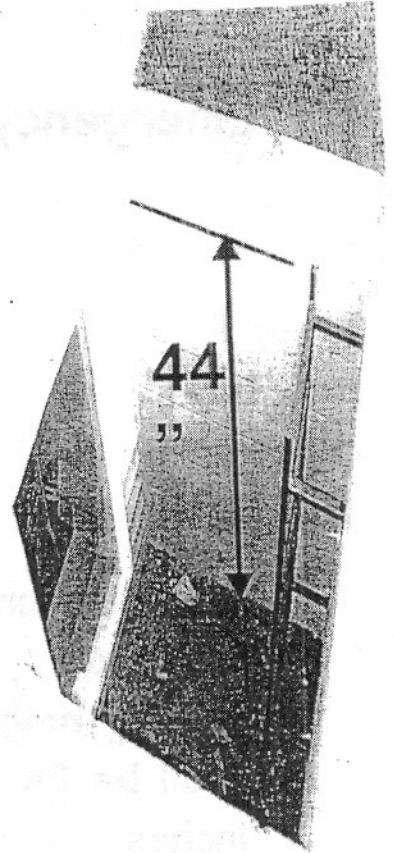
The minimum net clear opening height shall be 24 inches.



# Emergency escape and rescue

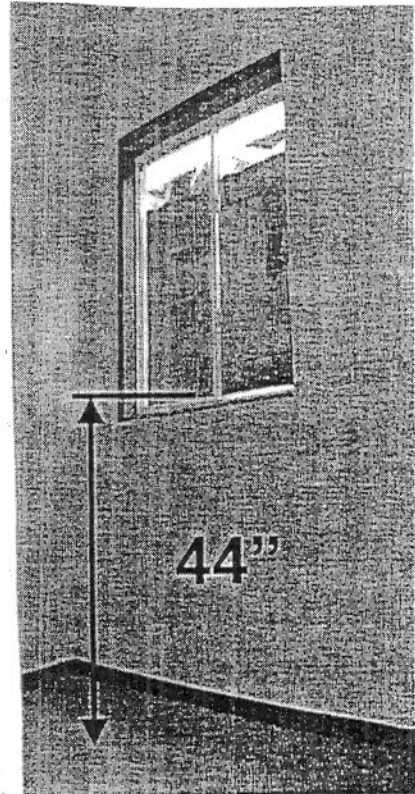
Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully opened position.

The ladder or stairs ... shall be permitted to encroach a maximum of 6 inches.



International Residential Code, Section R310.2.1

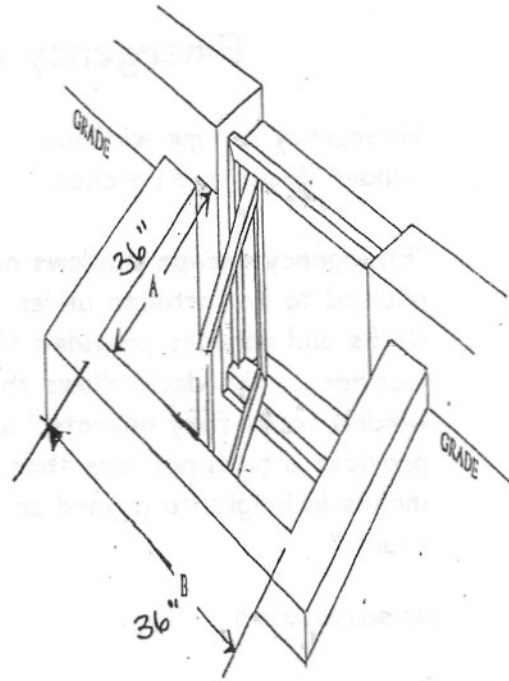
When openings are provided as a means of escape and rescue, they shall have a sill height of not more than 44 inches above the floor.



International Residential Code, Section R310.1

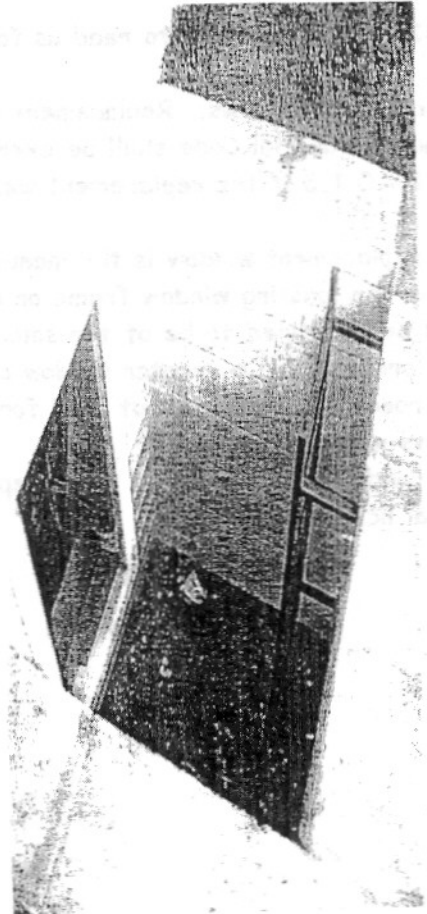
# Emergency escape and rescue

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.



## International Residential Code, Section R310.2

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.



## International Residential Code, Section R310.2.1

## **Emergency escape windows under decks and porches.**

**“Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the window to be fully opened and provides a path not less than 36 inches in height to a yard or court.”**

**IRC section R310.5**



## SECTION R310, REPLACEMENT WINDOWS

IRC Section R310.1.5 is amended to read as follows:

R310.1.5 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, R310.1.2, 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 window 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; and
3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.