



RESIDENTIAL EGRESS WINDOW

*A Building permit is required for any alteration or addition to any existing building or structure. *MN State Building Code Section 1300.0120 Subpart 1.* Permit may be applied for at the Austin Building Department.

NOTE: We require contractors and homeowners to allow 15 working days for the city to review your site drawings and plans, as well as compliance to MN State Building Code. When the review process has been completed the City Building Department will contact you after the review is complete and at that time you will pay any applicable permit fees and be allowed to commence work on your project. No work shall be started without prior approval by the Building Official.

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

Section MN RC R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1 Emergency escape and rescue required.(cont) Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
2. Basements or basement bedrooms when the building is protected with an automatic sprinkler system installed in accordance with IRC section P2904 or NFPA 13D.

3. Basements or basement bedrooms that comply with all of the following conditions: A. constructed prior to August 1, 2008 B. undergoing an alteration or repair; and C. the entire basement area, when all portions of the means of egress to the level of exit discharge, and all areas on the level of exit discharge that are open to the means of egress is protected with an automatic sprinkler system in accordance with IEC section P2904 or NFPA 13D.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

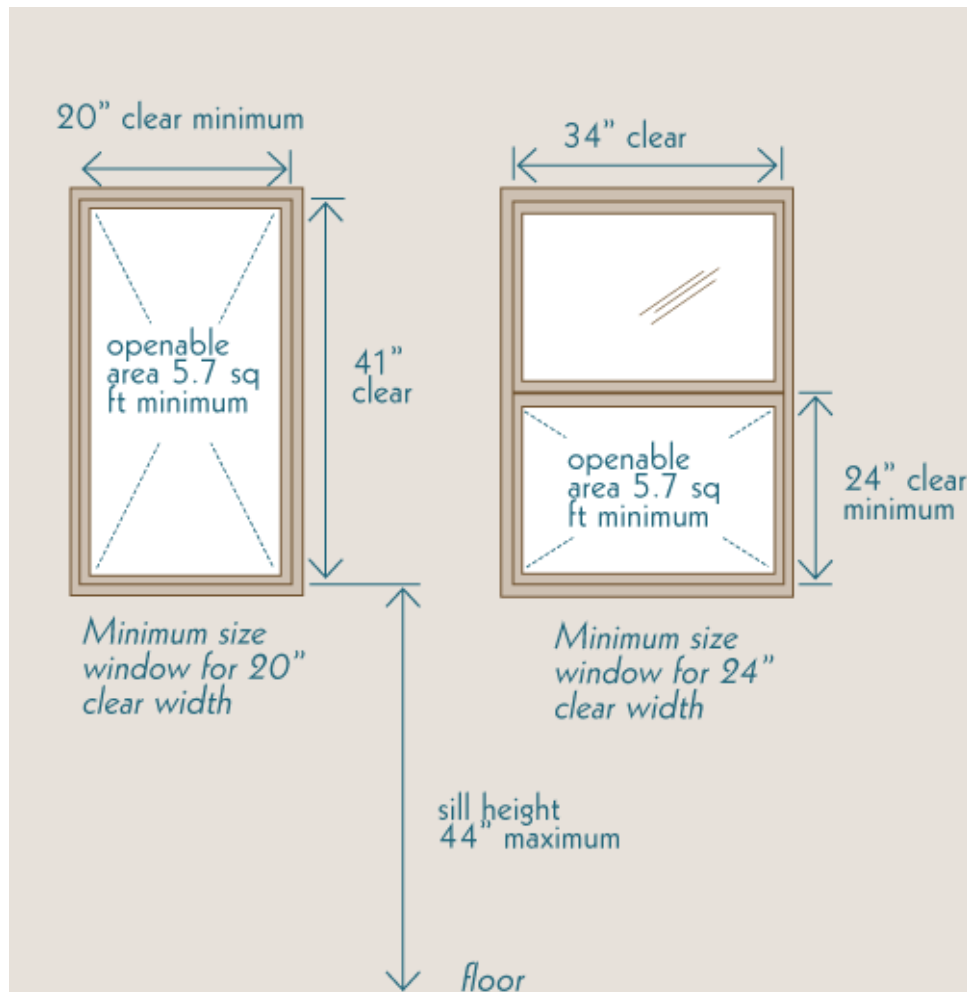
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.

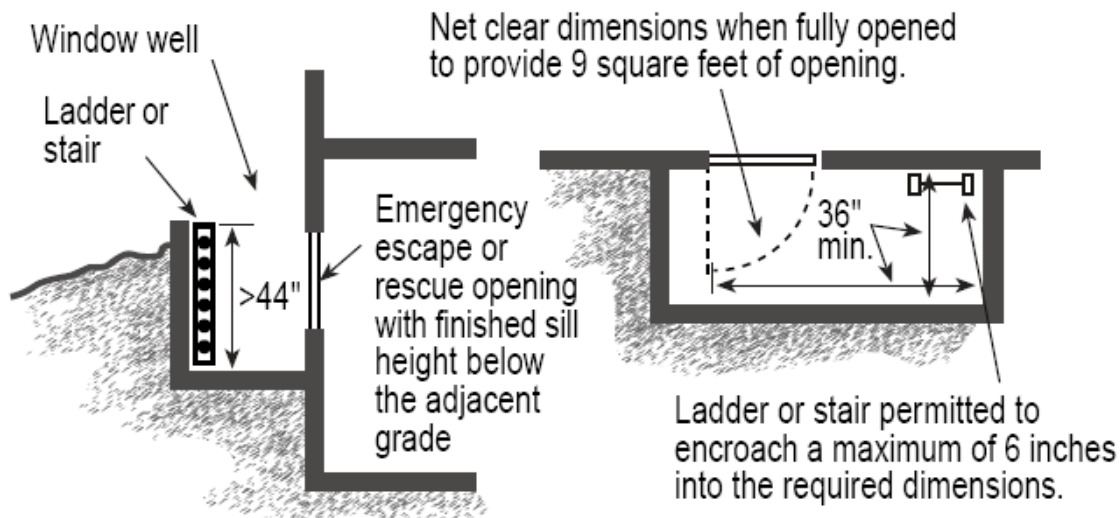
R310.1.2 Minimum opening height. The minimum net clear opening height width shall be 20 inches.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. a yard or court that opens to a public way.

Exception: Windows with approved window opening control devices and installed in accordance with ASTM F 2090. The devices shall not require the use of keys or





R310.2 Window wells.

The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by [Section R310.2.1](#) shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps.

Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with [Sections R311.7](#) and [R311.8](#). Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

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 operated and provides a clear and open path not less than 36 inches in height to a yard or court.”



SMOKE ALARMS: *MNRC R314* When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hardwired. *R314.5 Interconnection.* Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without removal of interior finishes.

The language & depictions in this hand out is meant as a guide for the construction code & building process and may not contain exact code language. For exact code you may go online at www.revisor.mn.gov or contact the Austin Building Department.

