



Egress Window / Emergency Escape Opening Permit Submittal Requirements

Proposed construction plans showing design, materials, and scale

Submit permit request online at: www.corcoranmn.gov - Building Permits

**Required online attachments are preferred in PDF format.*

Plans must show:

Floor plan indicating proposed design and materials

Indication of room use (bathroom, bedroom, laundry, family room, etc.)

Framing/Headers

Window wells, ladders, egress path, etc.

Written description/scope of work as well as design and materials

Existing and proposed size of rough window opening

Size and dimensions of egress window clear opening

Sill Height

Required installation of smoke detectors and carbon monoxide detectors

****Note: Although most commonly referred to as an Egress Window, State Building Code defines these windows as Emergency Escape and Rescue Openings. Any of these terms are acceptable and frequently used interchangeably.***

Egress Window Requirement:

1. Building permits are required to install egress windows. They are required in every room used for sleeping purposes (bedrooms), *and* in basements. If you are constructing a new home, the code requires that you put an egress window in each bedroom. It also requires an egress window in the basement. If you install a bedroom in the basement, an egress window is required in each bedroom.
2. An egress window is required in every bedroom and in basements when habitable space is first added or habitable space is expanded. If an egress window is installed in a basement bedroom, an additional egress window is not required in the balance of the basement unless there are additional bedrooms. Each sleeping room must have at least one egress window.

3. Egress window size requirements:
 - a. Width – 20” minimum clear opening (min. 20” width x 41” height)
or
Height – 24” minimum clear opening (min. 34” width x 24” height)
 - b. Total open-able area – 5.7 square feet minimum
Exception: Grade floor openings shall have a minimum net clear opening of 5 sq. ft.
 - c. Sill height – not more than 44” above the floor
 - d. Exit windows egress path under decks, overhangs, etc. must have a minimum 36” clearance above grade
4. Bars, grills, covers, screens, or similar devices are permitted to be placed over emergency escape or rescue window wells, provided they are releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation or escape or rescue opening.
- 5.

Min. Egress Window Height & Width Requirements For 5.7 sq. ft.															
Width	20.00	20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00
Height	41.00	40.00	39.25	38.25	37.50	36.50	35.75	35.00	34.25	33.50	33.00	32.25	31.75	31.00	30.50
Width	27.50	28.00	28.50	29.00	29.50	30.00	30.50	31.00	31.50	32.00	32.50	25.00	33.50	34.00	
Height	30.00	29.50	29.00	28.50	28.00	27.50	27.00	26.50	26.25	25.75	25.50	25.00	24.50	24.00	

Min. Egress Window Height & Width Requirements For 5.0 sq. ft.																					
Width	20.00	20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00
Height	36.00	35.20	34.50	33.50	32.75	32.00	31.50	30.75	30.00	29.50	29.00	28.25	27.75	27.25	26.75	26.25	25.75	25.50	25.00	24.50	24.00

Required Installation of Smoke Detectors & Carbon Monoxide Detectors:

1. In dwelling units, a smoke detector shall be installed in each newly constructed sleeping room and at a point outside of each sleeping area in the immediate vicinity of the sleeping rooms. A smoke detector shall be installed on each story including the basement. A carbon monoxide detector is required within 10 feet of sleeping rooms.
2. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created, smoke detectors shall be installed throughout the existing dwelling unit as required for new dwellings; the smoke detectors shall be interconnected and hard wired.

Exception: When alterations/repairs do not result in the removal of interior walls or ceiling finish, unless there is an attic, crawl space or basement available which could provide access or work on the exterior which does not require entry into the interior for inspection.

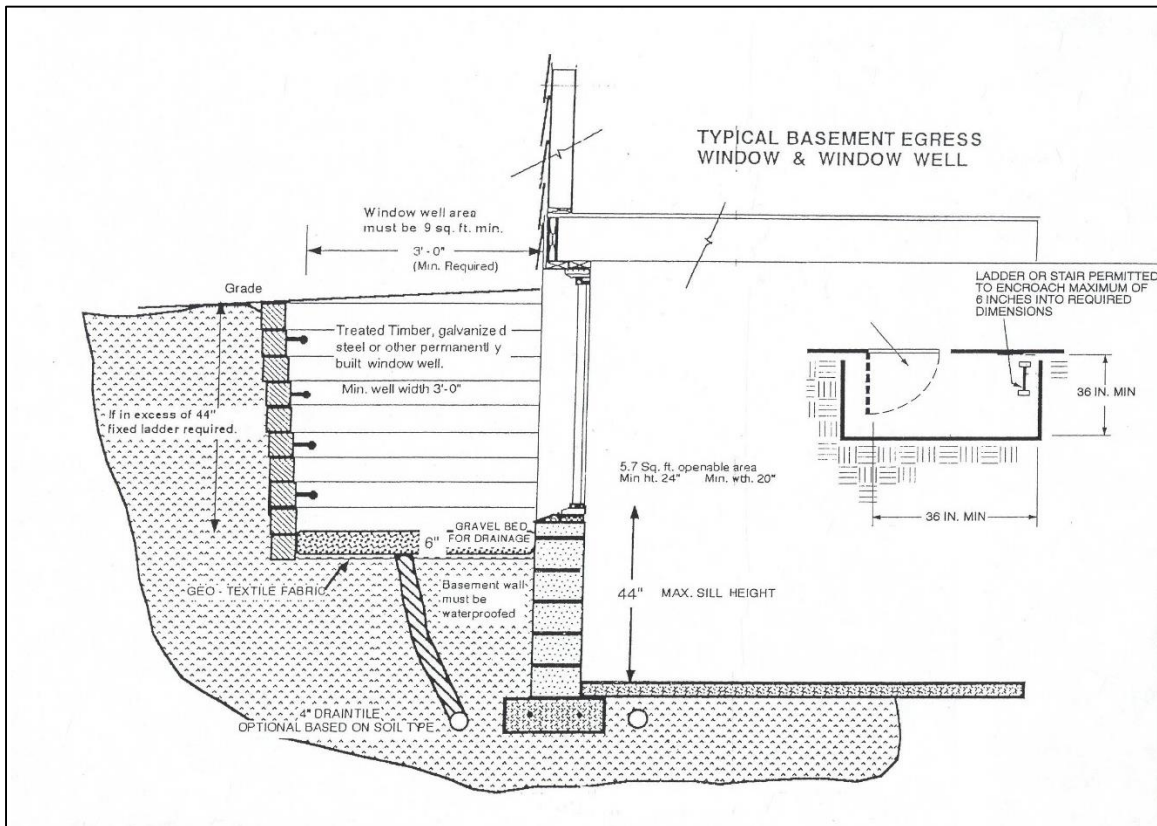
- a. One in each sleeping room.
- b. One outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- c. A smoke detector shall be installed on each story and in the basement.
- d. A carbon monoxide detector is required within 10 feet of all sleeping rooms.

3. In new construction smoke detectors shall receive their power from the building wiring and shall be equipped with battery backup.

This handout is intended only as a guide and is based in part on the Minnesota State Building Code, Corcoran city ordinances, and good building practice. While every attempt has been made to ensure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner and/or contractor.

For specific questions regarding building code requirements, refer to the applicable codes or the contact the city's contracted Building Official, Metro West Inspection at 763-479-1720 or permits@corcoranmn.gov.

EXAMPLE



Basement egress windows present an added challenge. Besides the height, width and overall square-footage requirements that the window must meet, there are certain requirements for the window well surrounding the window.

Window wells must:

- Allow the egress window to be fully opened.
- Provide 9 sq. ft. of “floor area,” with a minimum dimension of 36” in width and in length.
- Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44”. The ladder must be at least 12” wide and project no less than 3” from the window well. It can’t be obstructed by the open window or encroach on the required window well dimensions by more than 6”

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.

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.