



## EGRESS ESCAPE WINDOW

CHAMPLIN BUILDING DEPARTMENT 763-421-2629

At least one operable emergency escape and rescue opening is required in every room used for sleeping in a basement.

In an existing home with an unfinished basement if you create a bedroom an egress window is required.

### The minimum size requirements for Escape/Rescue Windows:

1. Minimum width of opening is 20 inches.
2. Minimum height of opening is 24 inches.
3. Minimum net clear opening is 5.7 square feet.
4. Maximum sill height above floor is 44 inches.

Emergency escape window shall be operational from the inside of the room without the use of keys or tools.



### Smoke and CO Detectors:

Code requires that **smoke** and **CO detectors** be installed in all existing bedrooms, hallways serving bedrooms and all levels of the home. They shall be installed and operational for the inspection.

### Window Well requirements:

1. Allow the rescue window to be fully opened
2. Provide 9 square feet of floor area with a minimum dimension of 36" in width and length.
3. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth.
  - A. Be at least 12 inches wide.
  - B. Project no less than 3 inches from the window well.
  - C. Be spaced not more than 18 inches over center vertically for the full height of the window well.
  - D. Not encroach into the required dimensions of the window well by more than 6 inches.

A minimum height clearance of 48 inches shall be maintained above the exterior grade. (Example: a deck above the escape window)

