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ROCHESTER

Minnesota

Building Safety Department

2122 Campus Drive SE Rochester, MN 55904 Phone: 507-328-2600 Fax: 507-328-2601
Office Hours: 8 am – 5 pm
www.rochestermn.gov/departments/building-safety

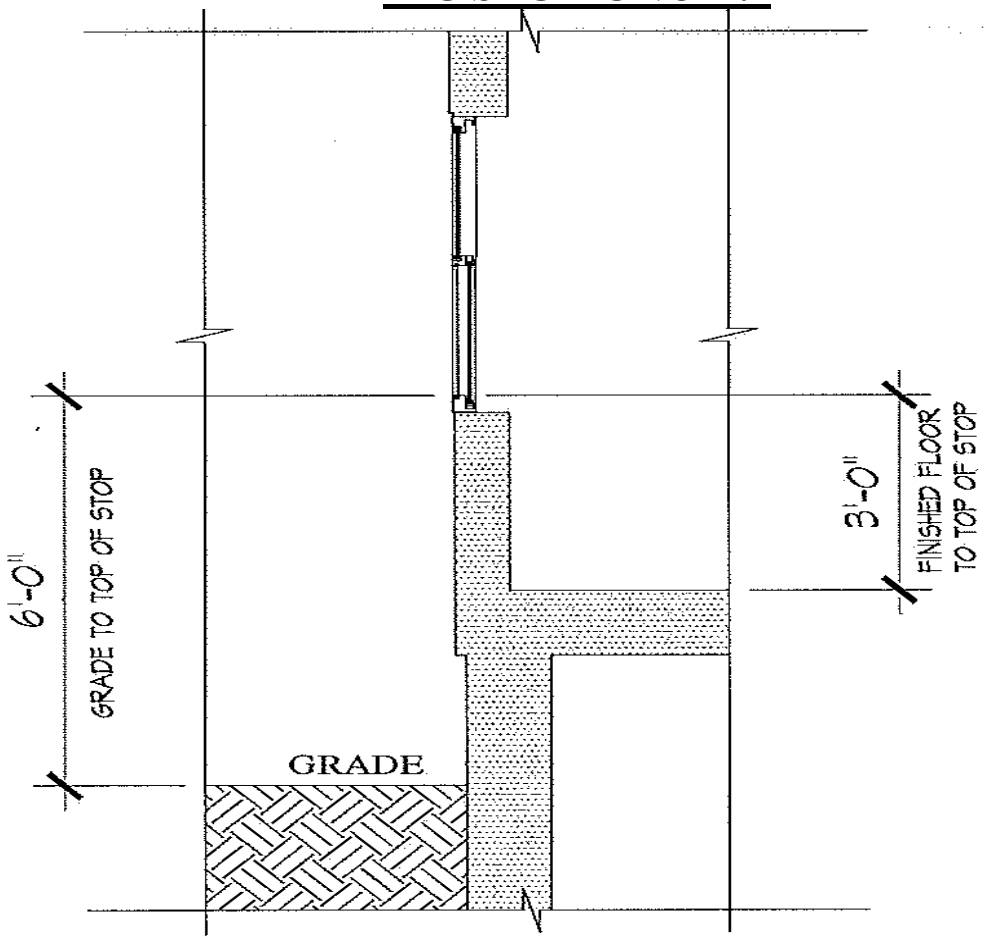
Emergency Escape Window

1 & 2 Family Dwellings and Attached Single Family Dwellings

Based on the 2015 Minnesota State Building Code

MR = Minnesota State Building Code extracted from 2015 Minnesota Rules
IRC = International Residential Code
NEC = National Electrical Code

WINDOW FALL PROTECTION
IRC SECTION 312.2



In dwelling units, where the lowest part of the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the window opening shall be a minimum of 36 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 36 inches of the finished floor.
Exceptions:

1. Windows with openings that will not allow a 4-inch diameter sphere to pass through the opening when the window is in its largest opened position.
2. Openings that are provided with window fall protection devices that comply with ASTM F2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2. This device shall not reduce the minimum net clear opening area of the window unit to less than the area requirement in Section R310.1.1 (Egress windows).
4. Replacement windows.

Emergency Escape & Rescue Openings

Permit Requirements:

Building permits are required for all new and replacement emergency escape and rescue openings Replacement windows shall meet the requirements of the 2015 Minnesota State Building Code which adopts and amends the 2012 International Residential Code.

Permit Fees:

Building permit fees are based on the value of all proposed improvements and are designed to offset the expenses of plan review and inspection services. An estimate of the permit costs (based on the project's finished valuation) may be obtained by calling the Building Safety Department, or the fee schedule is also available at www.rochestermn.gov/departments/departments/bldgsafety.

Plan Review & Inspections:

A plan review is performed by the plans examiner in order to identify potential problems prior to construction. Typically the plan review for an egress window replacement will be done at the counter during normal work hours, if all needed information is submitted. Inspections will be performed during construction to ensure code compliance and that the materials used are installed correctly. The plan review and inspections are not designed to be a guarantee of the work; however they are performed to provide a reasonable degree of project information on the plans to equate to the review and observation so the project will be successful, safe and long lasting.

Submittals for permit:

The following information is necessary for the Building Safety Department to do a proper plan review and issue the permit.

Note: Sample plans provided in this handout are intended as a guide only.

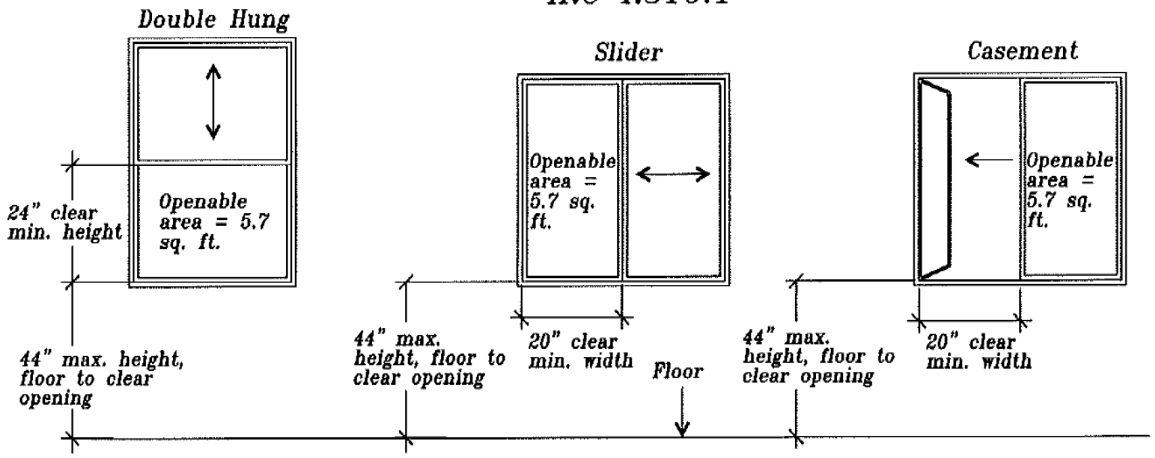
- Completed application for building permit as applicable to your project.
- Two copies of the floor(s) plan showing the following:

    1. Location of new or replaced windows. This may include drawings depicting the details of new construction.
    2. Size and location of egress windows. Manufacturer's specifications showing actual window opening size, hardware and placement area.
    3. Location of smoke and carbon monoxide alarms. (see smoke alarm and c.o. handouts)
    4. Label room uses (i.e. Bedroom, Bathroom, Family Room). Are these new or existing rooms?

*Note: The Building Safety Department may have an existing drawing in the property file that can be used to create a floor plan. Call Building Safety Department to verify.

Emergency Escape & Rescue Window

IRC R310.1



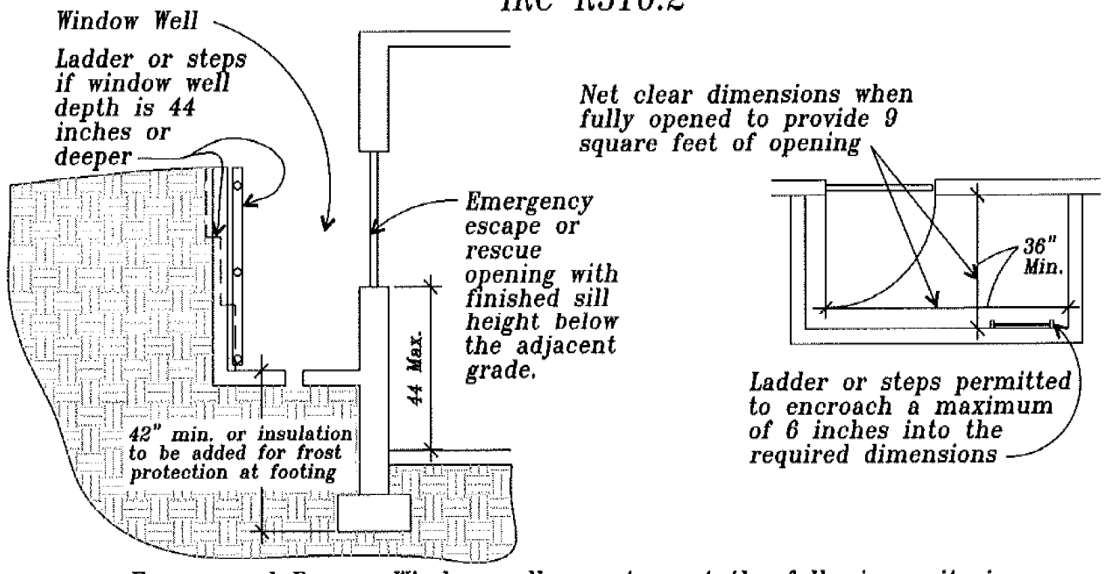
Emergency Escape and Rescue Windows must meet the following criteria:

- *A minimum total net openable area of not less than 5.7 sq.ft.(820 sq.in.)*
- *A minimum clear opening height of not less than 24"*
- *A minimum clear opening width of not less than 20"(casement windows may require egress hardware to provide clear opening)*
- *The clear openging not more than 44" above the floor and should be openable from the inside with normal operation and without use the use of tools, keys or effort. See rescue window detail below.*

** Exception: Grade floor openings shall have a min. total net clear opening of 5.0 sq.ft.(720 sq.in.) Grade floor opening is a window or other opening located such that the height of the clear opening is not more than 44 inches above or below the finished ground level adjacent to the opening. See detail #1 on back.*

Emergency Escape & Rescue Window Well

IRC R310.2

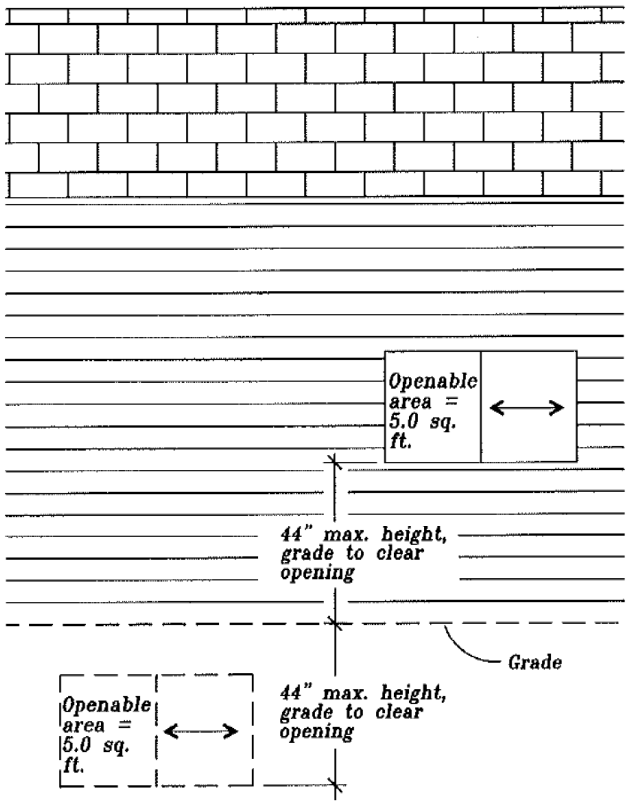


Emergency Escape and Rescue Window wells must meet the following criteria:

- *A minimum area of 9 square feet with a minimum dimension of 36" and shall enable the window to open fully.*
- *If the depth of the window well exceeds 44 inches, a permanently affixed ladder or steps must be provided. The ladder must not interfere with the operation of the window.*
- *A minimum height clearance of 36 inches shall be maintained above the exterior grade. (Example: A deck above the escape window. See detail #2 on back.)*

Emergency Escape and Rescue Grade Windows

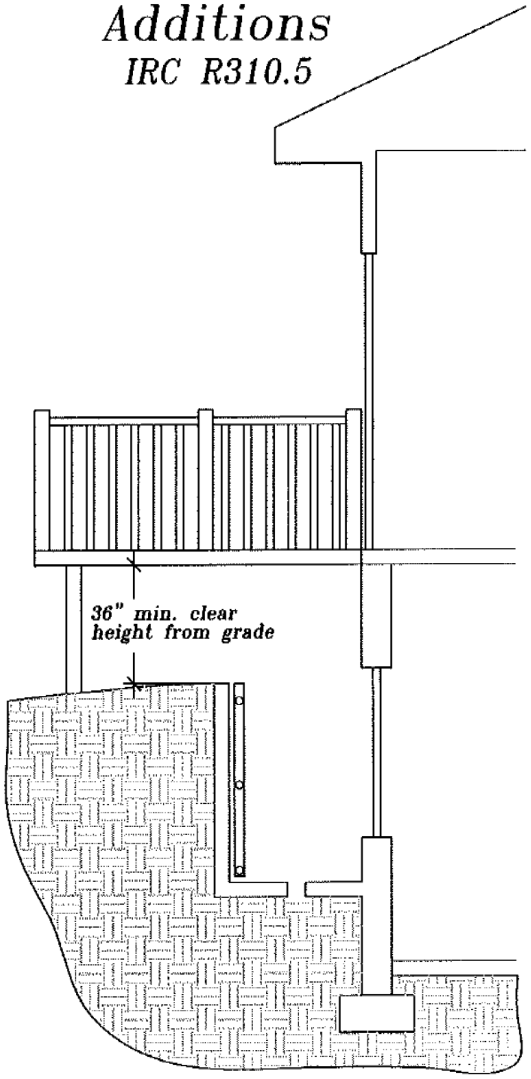
IRC R310.1, R202



Detail 1

Emergency Escapes below Decks and Additions

IRC R310.5



Detail 2

Replacement Windows

IRC R310.1.5

Replacement Windows must meet the following criteria:

1. *The replacement window is the manufacurer's largest standard size window that will fit within the existing 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 than the existing.*
2. *Windows in rooms used for foster care or day care licensed or registered by the state of Minnesota shall comply with R310.1.5 (note 1 above) or all of the following conditions below, whichever is more restrictive:*

   1. *Minimum of 20 inches in clear opening width.*
   2. *Minimum of 20 inches in clear opening height.*
   3. *Minimum of 4.5 square feet (648 square inches) clear opening.*
   4. *Maximum of 48 inches from the floor to the sill height*

Note: Building permits are required for replacement egress windows, window or door openings being increased in size and where safety glazing is required.