

Emergency Escape and Rescue Openings



Brooklyn Park City Hall
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Si usted necesita esta información en español: 763-424-8000

Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj

This guide is not intended nor shall be considered to cover all requirements of the Minnesota State Building Code or city ordinances.

A building permit is required to install or replace emergency escape and rescue openings.

Basement bedroom/sleeping room escape and opening requirements (R310).

All sleeping rooms shall have at least one egress window (see minimum sizing illustration below) meeting all below requirements:

- Sill height not more than 44 inches above floor, measured from finished floor to clear opening.
- Openable area not less than 5.7 square feet for above grade openings.
- Opening height not less than 24 inches.
- Opening width not less than 20 inches.
- Emergency escape windows shall be operational from the inside of the room without the use of keys, tools, or special knowledge. Window opening devices serving a required emergency escape and rescue opening shall comply with ASTM F290.

Grade floor or below grade escape and opening requirements (R310.2)

- Openings shall have a minimum net clear opening of 5.0 square feet.
- Sill height not more than 44 inches or provide window well.
- Opening height not less than 24 inches.
- Opening width not less than 20 inches.
- Emergency escape openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge. Window opening devices serving a required emergency escape and rescue opening shall comply with ASTM F290.

Window Wells (R310.2)

The area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches.

- Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position.
- The ladder or stairs shall not encroach into the required dimensions of the window well by more than six inches.
- Ladders or rungs shall have an inside dimension of at least 12 inches, shall project not less than 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.

Note: A minimum height clearance of 36 inches shall be maintained above the exterior grade. (Example: a deck above the escape window.)

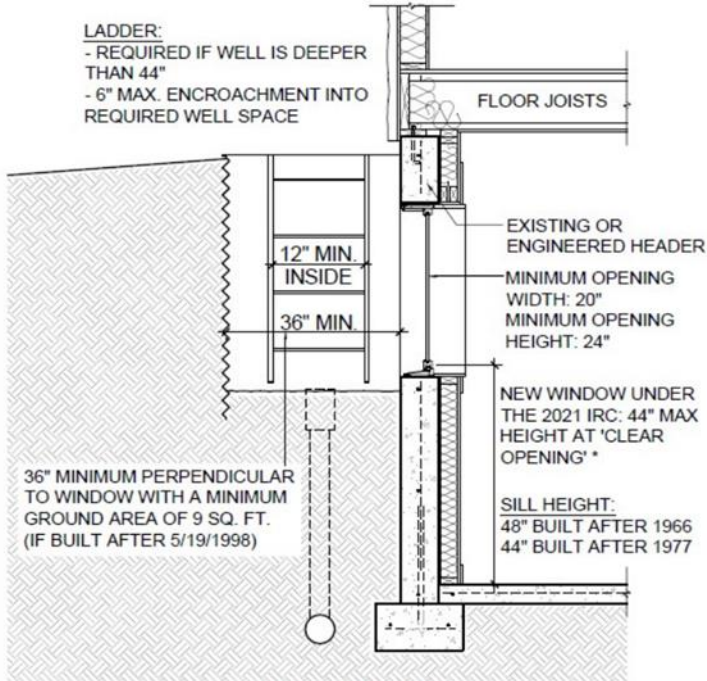
Scan to schedule an inspection.



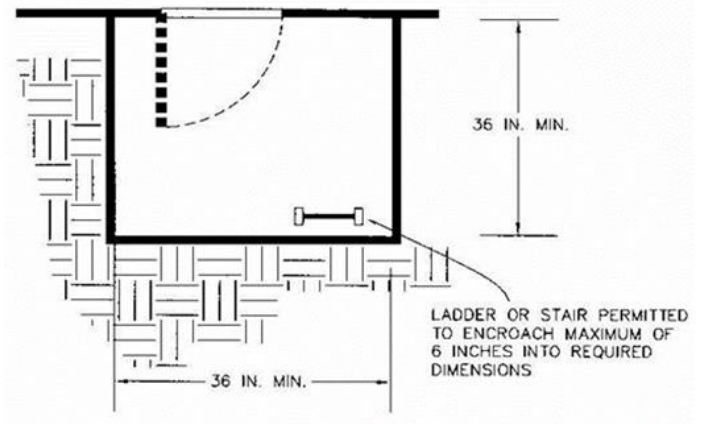
Required Inspections:

- 1. Framing-** Shall be inspected after the window and window well is installed but prior to concealing any framing materials.
- 2. Building Final-** Shall be inspected once installation is complete and framing has been approved. Including all smoke and carbon monoxide alarms.

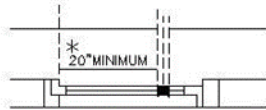
Below grade escape and openings



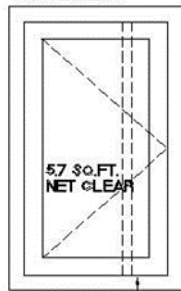
Window well



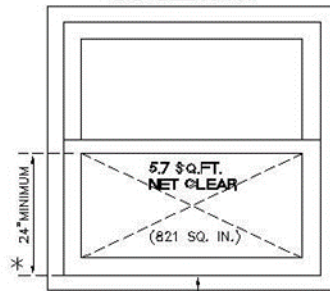
EMERGENCY ESCAPE AND RESCUE WINDOWS



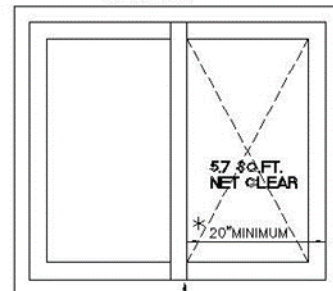
CASEMENT



DOUBLE HUNG



SLIDE BY



MAXIMUM OF 44 INCHES FROM FLOOR TO WINDOW SILL

* NOTE: 20" & 24" ARE MINIMUM DIMENSIONS IN WIDTH & HEIGHT. WIDTH X HEIGHT MUST EQUAL TOTAL SQ. FT. (SQ. IN.)

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (821 SQ. IN.) EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. (720 SQ. IN.)

Egress Window: Min. height and width requirements (in inches)

Width	20 minimum	22	24	26	28	30	32	36
Height	42	38	36	32	30	28	26	24 minimum