



EDINA BUILDING SAFETY POLICY/INFORMATION 1			
Emergency Escape and Rescue Openings and Window Wells		IRC R310, IBC 1024	
subject		code reference	
Inspections Department			
department		approval <i>Andrew C. Wickman</i>	
SP-010-B 2	2 on 4/8/08	11/7/05	1 of 2
policy number	revision number	effective date	page number
1. All Building Safety sheets adopted by Fire Department and Inspections Department.			
2. Sheet numbers with B suffix developed by Inspections Dept. Sheet numbers with F suffix developed by Fire Dept.			



Purpose: Provide text and graphics clarifying the intent of the code as well as City of Edina requirements.

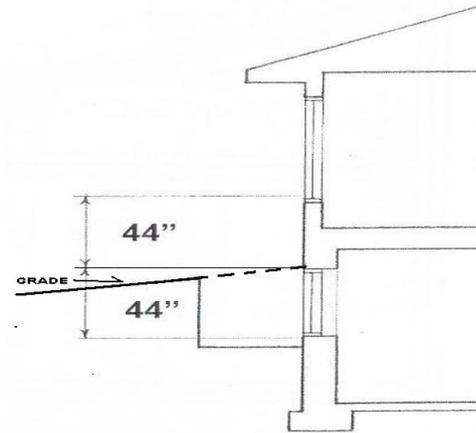
Scope: Basements and every sleeping room (every sleeping room below the fourth floor when regulated by the IBC). This includes all new construction, existing basements with habitable space added, and newly created sleeping rooms.

Emergency escape windows must be located on the exterior of the building and open to a yard, street or alley. A permit and inspections are required for egress window installation.

Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

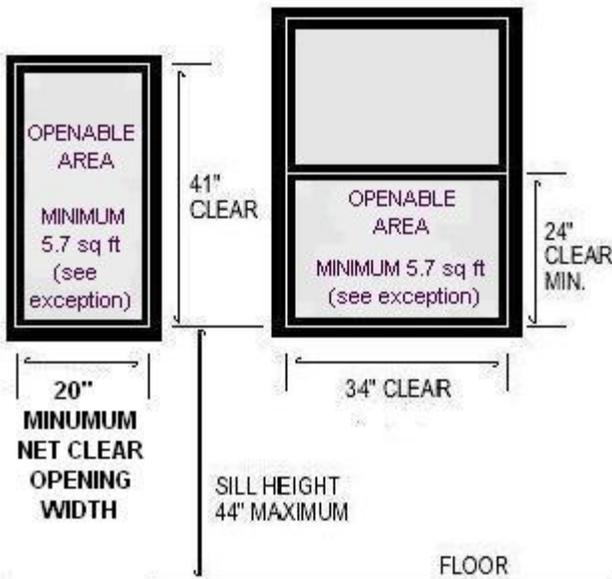
Exception: The minimum net clear opening for emergency escape and rescue grade floor openings shall be 5 square feet (0.46 m²).

A grade floor opening is 44" or less above or below grade (see illustration)



Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.



Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the building code and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening. Details on proposed bars, grills, covers and screens must be submitted for review and approval at the time of permit application for the installation of the escape and rescue opening.

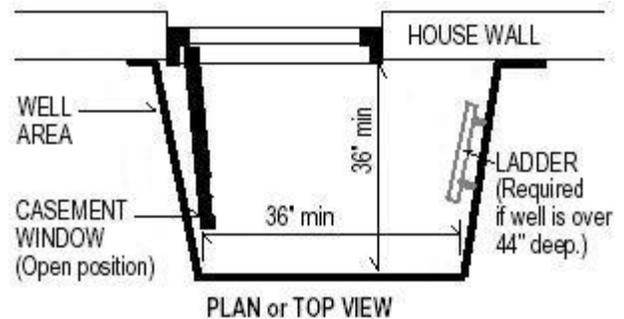
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Window wells. An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well.

Minimum size. The clear horizontal dimensions of the window well shall allow the emergency escape and rescue opening to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm).

Height clearance. A minimum height clearance of 48" must be maintained above grade from the emergency escape and rescue opening to a public way.

Ladders or steps. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved, permanently affixed ladder or steps. 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. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm). The ladder or steps shall not be obstructed by the emergency escape and rescue opening in its fully open position. Ladders or steps required by this section are exempt from the stairway requirements.



NOTE: Confirm the ladder, if required, does not interfere with the window operation

Guards. The codes do not require guards around window wells. Property owners should evaluate the potential for falls and provide guards or barriers if appropriate. Bars, grilles, covers and screens, if provided, shall be releasable or removable from the inside without the use of a key, tool special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

Smoke Detectors. Where an alteration to an individual dwelling unit requires a permit, smoke alarms shall be installed within that individual dwelling unit in each sleeping room, outside each separate sleeping area and on each additional story and basement of each dwelling. Required smoke alarms shall receive their primary power from the building except they are permitted to be solely battery operated in existing buildings where alterations or do not result in the 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 building wiring without the removal of interior finishes.

Exterior finish. Exterior flashing, caulking and painting must be completed at the final inspection. Maintain a minimum 6" wood-to-earth clearance for non-treated wood.