



CITY of CRYSTAL

Emergency and Rescue Egress Windows

Answers to frequently asked questions (FAQs) and other information regarding emergency escape and rescue egress windows for basements and sleeping rooms. All work is subject to zoning and building safety code review.

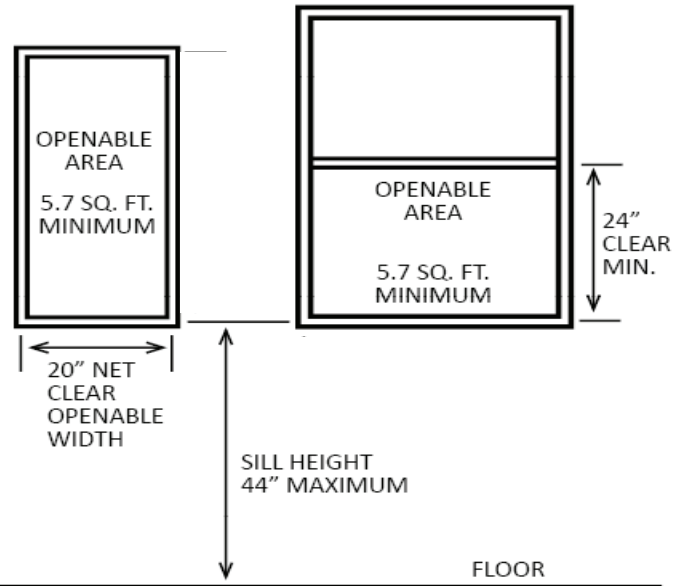
When is an emergency escape and egress window required?

Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such openings shall open directly into a public street, public alley, yard or court.

Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement.

What are the building code requirements?

- Minimum net clear opening area of 5.7 sq. ft.
- Minimum net clear opening height of 24 inches.
- Minimum net clear open width of 20 inches.
- Finished opening height not more than 44 inches above finished floor.
- Emergency escape windows shall be operational from the inside of the room without the use of keys, tools or special knowledge.



Is a window well also required?

A window well is required if the escape or rescue window is installed below grade.

- It must conform to the following standards:
- Shall allow window to be fully opened.
- Minimum horizontal area of the window well shall be 9 sq. ft.
- Minimum horizontal projection and width shall be 36 inches.

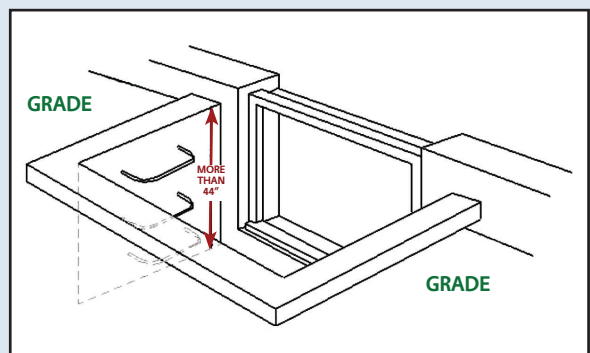
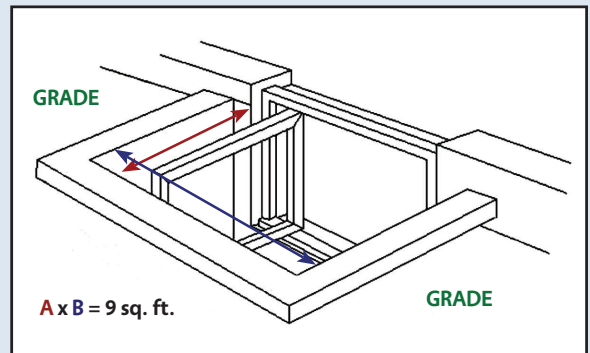
If an egress window is constructed as part of the dwelling's foundation, the structure shall be at least 5 ft. from the side property line. If a window well is constructed, the structure shall be at least 2 ft. from the side property line.

Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs accessible when the window is fully open.

The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches.

The ladder shall have an inside width of at least 12 inches, shall project at least 3 inches from the well and shall be spread not more than 18 inches on center for the full height of the window well.

For more information, contact the building official at 763-531-1146.



Calculating the open area for an egress window in square feet.

Height	Width																
	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"
24"	3.3	3.5	3.7	3.8	4.0	4.2	4.3	4.5	4.7	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0
26"	3.6	3.8	4.0	4.2	4.3	4.5	4.7	4.9	5.1	5.2	5.4	5.6	5.8	6.0	6.1	6.3	6.5
28"	3.9	4.1	4.3	4.5	4.7	4.9	5.1	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0
30"	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.3	6.5	6.7	6.9	7.1	7.3	7.5
32"	4.4	4.7	4.9	5.1	5.3	5.6	5.8	6.0	6.2	6.4	6.7	6.9	7.1	7.3	7.6	7.8	8.0
34"	4.7	5.0	5.2	5.4	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.6	7.8	8.0	8.3	8.5
36"	5.0	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.3	7.5	7.8	8.0	8.3	8.5	8.8	9.0
38"	5.3	5.5	5.8	6.1	6.3	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	9.0	9.2	9.5
40"	5.6	5.8	6.1	6.4	6.7	6.9	7.2	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7	10.0
42"	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.0	9.3	9.6	9.9	10.2	10.5
44"	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0
46"	6.4	6.7	7.0	7.3	7.7	8.0	8.3	8.6	8.9	9.3	9.6	10.0	10.2	10.5	10.9	11.2	11.5
48"	6.7	7.0	7.3	7.7	8.0	8.3	8.7	9.0	9.3	9.7	10.0	10.3	10.7	11.0	11.3	11.7	12.0
50"	6.9	7.3	7.6	8.0	8.3	8.7	9.0	9.4	9.7	10.1	10.4	10.8	11.1	11.5	11.8	12.2	12.5
52"	7.2	7.6	7.9	8.3	8.7	9.0	9.4	9.8	10.1	10.5	10.8	11.2	11.6	11.9	12.3	12.6	13.0
54"	7.5	7.9	8.3	8.6	9.0	9.4	9.8	10.1	10.5	10.9	11.3	11.6	12.0	12.4	12.8	13.1	13.5
56"	7.8	8.2	8.6	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0
58"	8.0	8.5	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.1	14.5
60"	8.3	8.8	9.2	9.6	10.0	10.4	10.8	11.3	11.7	12.1	12.5	12.9	13.3	13.8	14.2	14.6	15.0