Egress Windows and Window Wells Handout

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PERMITS

Permits are required when installing an egress window.   Egress windows with a finished sill height below the adjacent ground elevation must have a window well that allows the egress window to fully open.

PLAN SUBMITTAL DOCUMENTS

* Completed permit application
* 2 sets of plans (one will be returned to you with your permit)

LIST OF INSPECTIONS

* Framing Inspection -. This inspection is done when the window is installed but the framing is still visible.
* Final inspection – when project is completed.

GENERAL CODE REQUIREMENTS

* All emergency escape and rescue openings must have a net clear opening of 5.7 square feet. (See Egress Window and Window Well Help Sheet)
* The minimum opening height must be 24 inches
* The minimum opening width must be 20 inches.
* The maximum sill height is 44 inches.
* Escape windows and rescue opening must be operational from the inside of the room without the use of keys, tools or special knowledge.
* Window wells with a depth greater than 44 inches must have a permanent ladder or steps and may encroach a maximum of 6 inches into the required dimension.
* The minimum horizontal area of the window well must be 9 square feet.
* Window well must be sufficiently sized to allow the egress window opening to be fully opened.
* Smoke detectors must be installed to comply with the current code.
* If the egress window is installed under a deck or porch, the window must be allowed to open fully and a path at least 36" high is provided to a yard or open area.

DESIGN/PROJECT NOTES

* Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

If you have questions, contact Inspectron, Inc. at 651-322-6626 or 800-322-6153 Monday through Friday between 8:00 am and 4:30 pm. We are happy to answer your project questions!