



7100 147<sup>th</sup> Street West  
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## Replacement Windows for Emergency Escape and Rescue Openings

**A Permit is required for all window installation and replacement.**

**R310.1.5 Replacement windows.** Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of Sections R310.1, R310.1.1, R310.1.2, and R310.1.3 if the replacement window meets the following conditions:

1. The replacement window is the manufacturer'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 area than the existing window;
2. The rooms or areas are not used for any Minnesota state licensed purpose requiring an egress window; and
3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.

Sections R310.1, R310.1.1, R310.1.2 and R310.1.3 mentioned in the first paragraph are requirements for the size of egress windows (windows in sleeping rooms).

This says that a new window of the **same style** (casement, double hung, slider, etc.) can be installed, if it is the **largest window of that style that fits** in the rough opening.

If you **change styles** the actual clear opening (when the window is opened) **must be the same or larger than the existing window.**

The intent of the code is: the new window opening should be as large as or larger than the one replaced.



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## Window Wells for Egress Windows

### **A Permit is required for all egress window installation and replacement.**

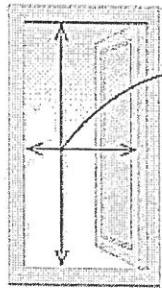
When the finished sill height of an egress window is below the exterior grade, a window well shall be provided and shall comply with the following:

1. The minimum area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the egress window to be fully opened and shall have a sill height of not more than 44" measured from the finished floor to the bottom of the clear opening.
2. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps, usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 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. The ladder or steps shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.
3. If a driveway or sidewalk is within 36 inches of any edge of the window well, a guardrail shall be placed on two sides of the window well. Guardrails shall not be placed on the same side of a window well as the ladder or steps.
4. Window wells are not allowed to encroach into any drainage or utility easement or into the required building setbacks.

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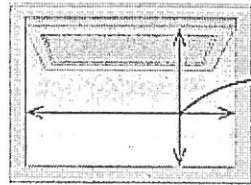
**All window wells require a drain unless in Class I well-drained soil.**

# Egress windows: understanding “net-clear” opening requirements



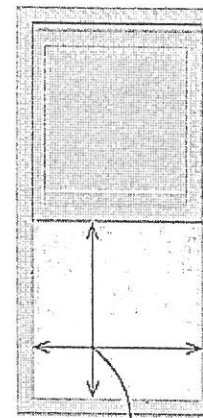
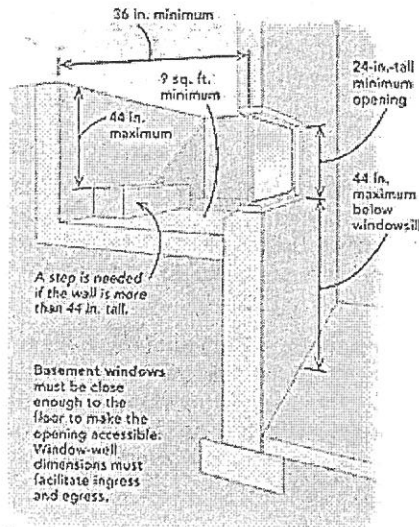
A 20-in.-wide casement needs to be 42 in. tall.

Casement



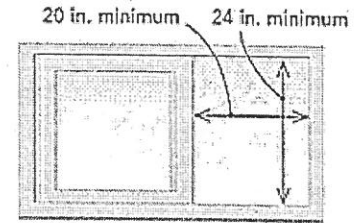
A 24-in.-tall awning needs to be 35 in. wide.

Awning



A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.

Double or Single Hung



A 20-in. by 24-in. opening does not meet net-clear opening requirements.

Slider