

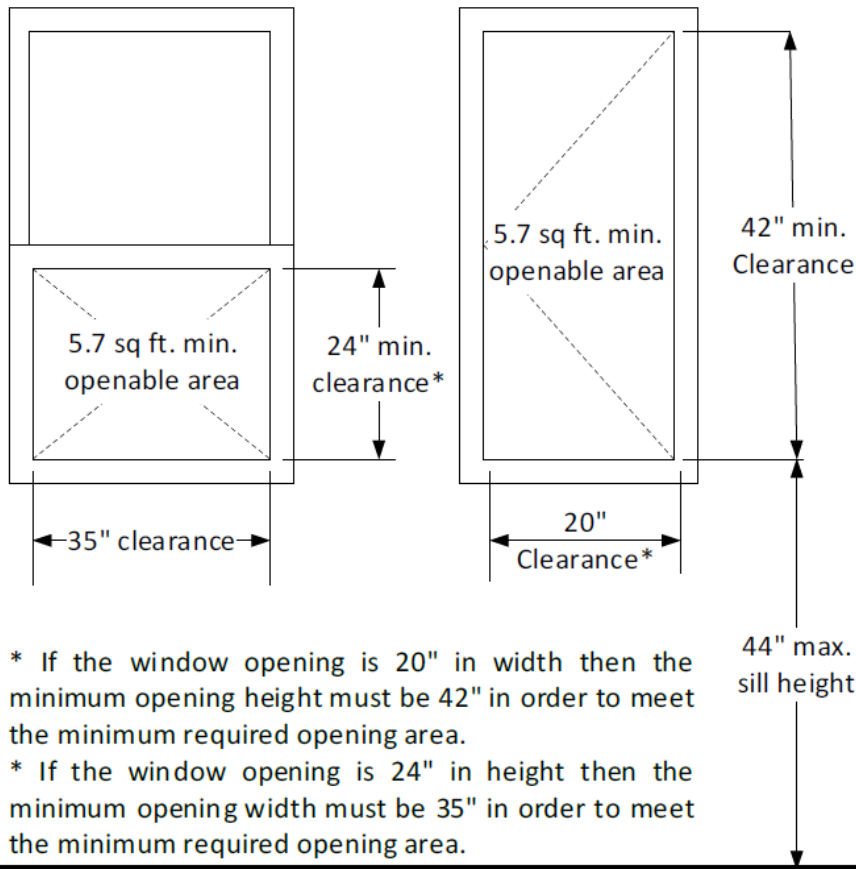
Emergency Escape and Rescue Openings (EERO) also known as Egress Windows

Egress windows (EERO) are required in all sleeping rooms and in all basements and must meet the following requirements. (2020 MN Residential Code R310)

Note: A permit to install an egress window in no way allows the creation of an additional dwelling unit, nor does it make a basement bedroom legal that was built without a permit. Additional permits are required for other modifications to the basement, for example, to finish a room, add a bedroom, or to add a dwelling unit.

Size and Location

- Minimum net clear opening of 5.7 square feet.
- Minimum opening width of 20 inches.
- Minimum opening height of 24 inches.
- Not more than 44 inches from the finished floor to the bottom of the clear opening.



* If the window opening is 20" in width then the minimum opening height must be 42" in order to meet the minimum required opening area.

* If the window opening is 24" in height then the minimum opening width must be 35" in order to meet the minimum required opening area.

Construction Code Services

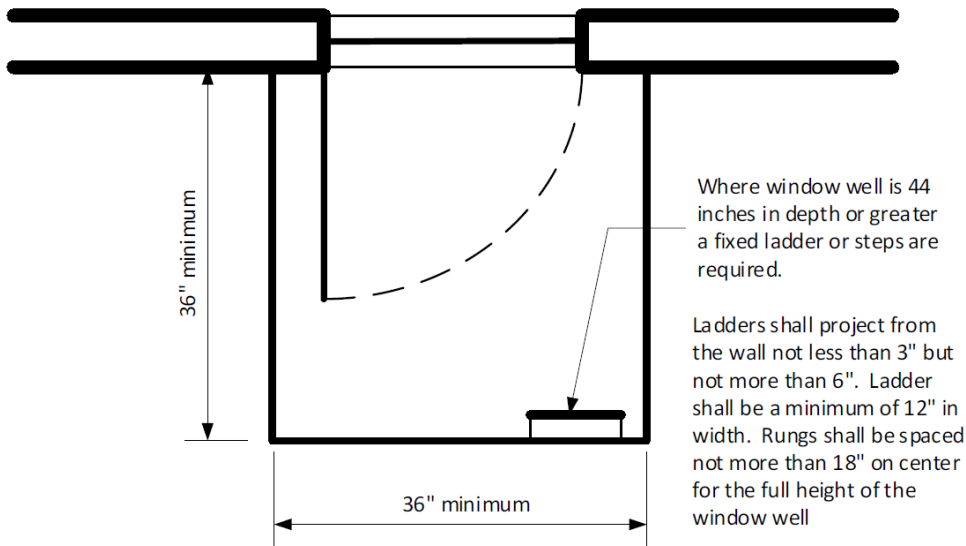
Plan Review, Inspections, and Programs

We enforce the building codes to make sure buildings and other structures are safe.

Window Wells

If the Emergency Escape and Rescue opening is below grade, a window well must be provided. Window wells must meet the following requirements (2020 Mn Building Code R310.2.3)

- Be not less than 9 square feet in area.
- Project not less than 3 feet from the building face.
- Be properly drained
- Include a ladder or steps where the well is more than 44" deep.
- Be located not less than 2 feet from any side or rear lot line.



Bars, grilles, grates or similar devices may be installed on emergency escape windows, doors or window wells, as long as they meet the following: (2020 MN Residential Code R310.4)

- The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key, special knowledge, or special effort;
- The building is equipped with smoke and CO alarms installed in accordance with Section 314.
- Specific security grill systems are approved prior to installation.