



Inspectron, Inc.
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EGRESS WINDOWS AND WINDOW WELLS HANDOUT

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.
- 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 must be provided to a yard or open area.

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!