

This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Ordinance for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

Permits	A building permit is required to install egress windows.
Purpose	To provide for the uniform enforcement of the escape/egress window requirements throughout the state in building code and non-building code areas. This policy provides clarification of the requirements found in the 2015 Minnesota State Building Code (Hereafter referred to as Section R310.)
Plan Submittal Requirements	You must submit some type of sketch showing all intended work to be done, type of materials used, dimensions and sizes along with your building permit application. (Two copies of plans are required)

Emergency escape and rescue openings required

Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not required in adjoining areas of the basement.

Exception: 1. Basements used only to house mechanical equipment and not exceeding 200 square feet
2. Basement or basement bedrooms when the entire building is protected with an automatic sprinkler.

Approved emergency escape windows

When used as an emergency escape, only a single window in each room need meet the minimum size requirements listed below. The window sash cannot be removed to meet the size requirements and windows must be measured with the window fully opened by the normal window opening mechanism.

For escape windows installed above or below the level of exit discharge

- A minimum of 20 inches in width
- A minimum of 24 inches in height
- A minimum of 820 square inches (5.7 square feet) of clear opening.
- A maximum of 44 inches from the floor to the sill opening.

For grade or ground floor escape windows (Lookout basement windows)

- A minimum of 20 inches in width
- A minimum of 24 inches in height
- A minimum of 720 square inches (5.0 square feet) of clear opening.
- A maximum of 44 inches from the floor to the sill opening.

Approved egress/escape windows may include any of the following:

- Double hung windows
- Sliding windows
- Casement windows

See the attached diagrams for additional description of acceptable escape windows and a worksheet for determining compliance with the requirements of the MSBC (15).

Emergency escape windows under decks and porches

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.

Coverings on escape windows

Plastic coverings are allowed to cover egress escape windows and exterior doors if the plastic covering meets the following requirements. [MNSBC (15) R310.4]

- The plastic covering shall be readily transparent. The occupant shall be able to readily see rescuers on the outside and rescuers shall be able to readily see people on the inside.
- The plastic covering may only be attached on the inside and can only attached to the window frame or structure with two sided tape, hook and loop (Velcro) or static cling.
- The plastic shall have enough material overhanging the attachment on all sides, top and bottom to facilitate grabbing it from any direction and allow easy removal.

WINDOW WELLS

Escape windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells shall comply with the following [MNSBC (15) Section R310.2]. See the attached diagram for additional description of window wells and a worksheet for determining compliance with the requirements of the MSFC (07).

Window well size

The window well shall have a minimum horizontal area of 9 square feet with minimum dimensions of 36 inches. The area of the window well shall allow the emergency escape opening to be fully opened. [MNSBC (15) Section R310.2]

Window wells with a vertical depth of more than 44 inches shall be equipped with an approved, permanently affixed ladder or stairs that is accessible with the window in the fully open position. The ladder shall not be obstructed by the window or obstruct the opening of the window. The ladder is also not allowed to encroach into the required dimensions of the window well by more than 6 inches. [MNSBC (15) Section R310.2]

When work is ready, an inspection must be requested and made prior to concealing. IRC - R109.3 and R109.4. Post permit card in a prominent place. IRC - R105.7

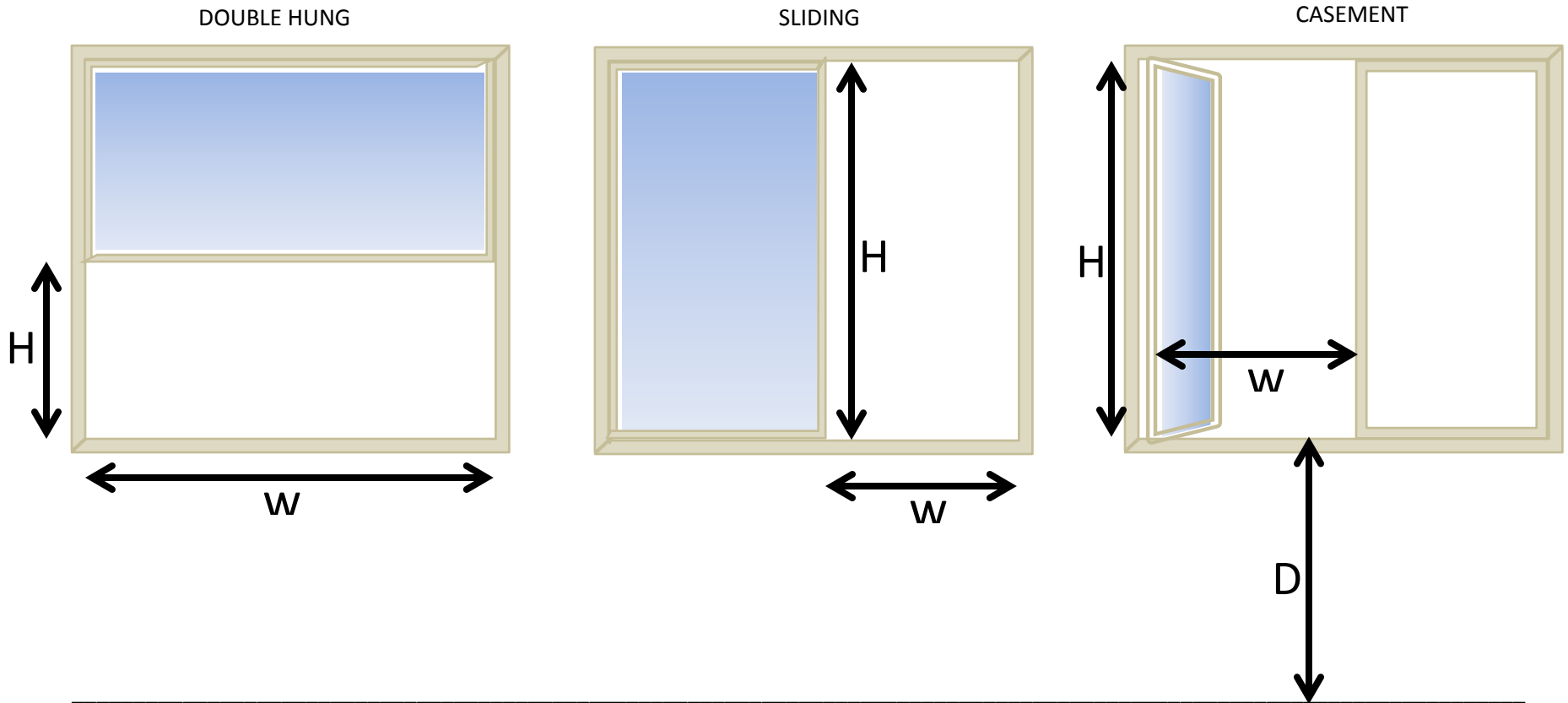
Concealing work before the inspection is made and the work approved is a Misdemeanor.

Call 651-280-6830 to schedule an inspection.

All inspections require a 24 hour notice.

Inspection hours are from 9:00 AM to 3:30 PM on Weekdays.

A person 18 years or older must be on site at the time of inspection.



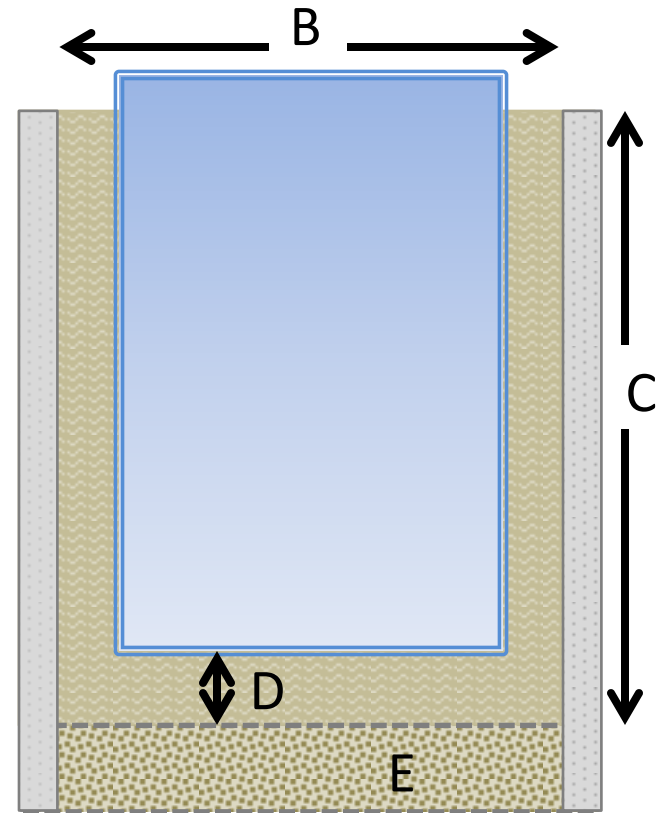
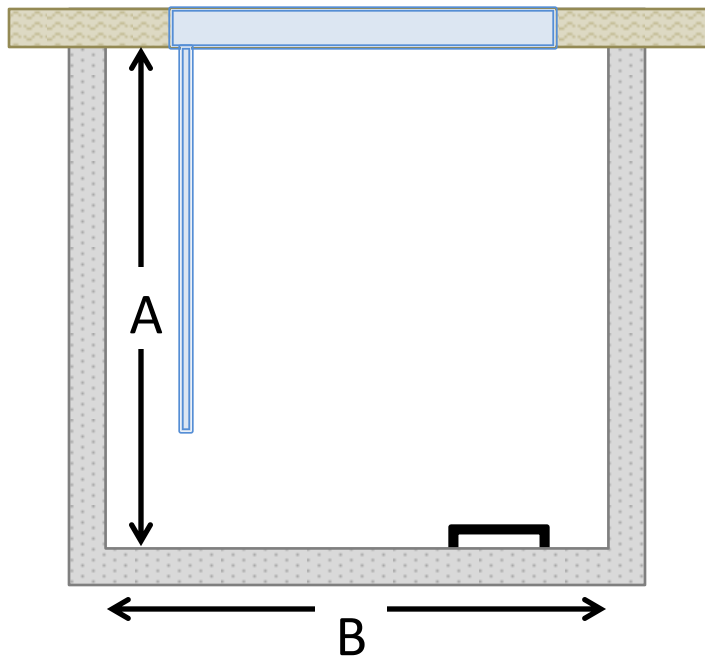
ENTER CLEAR OPENING WIDTH W MUST BE A MINIMUM 20" _____

ENTER CLEAR OPENING HEIGHT H MUST BE A MINIMUM 24" x _____

WIDTH W *times* x HEIGHT H EQUALS THE CLEAR OPENING = _____

DIMENTION D MUST BE 44" OR LESS (finished floor to clear opening) _____

R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of **5.7 square feet (820 square inches)**
Exception: Grade floor openings shall have a net clear opening of 5 square feet (720 square inches)
Grade Floor Opening: An opening located such that the sill of the opening is not more than 44" above or below the finished ground level adjacent to the opening.



The minimum horizontal area of a window well is 9 square feet.

A. Minimum projection of window well is 36" (3 feet)

B. Minimum width of window well is 36" (3 feet)

Exception: The ladder or steps shall be permitted to encroach a maximum of 6" into the required dimensions of the window well.

C. Window well with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in the fully opened position. Ladders or rung shall have an inside width of at least 12" shall project at least 3" from the wall and shall be spaced not more than 18" vertically.

D. There shall be a minimum of 6" clearance from the window or any trim to the ground.

E. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system, or by an approved method.

City of Farmington

430 Third St., Farmington, MN 55024
651-280-6830 651-280-6840



Application For Building Permit

Date _____

Permit No. _____

Site Address	_____
Legal Description	Lot _____ Block _____ Addition _____

Property Owner	Name/Company _____ Phone No. _____
	Address _____
	City _____ State _____ Zip _____
	Email address _____
Contractor	Company _____ Phone No. _____
	Contractor License No.: _____ Expiration Date _____
	Address _____ Phone No: _____
	City _____ State _____ Zip _____
	Email address _____

Description of Project _____ **Est. Value of Project** _____

The undersigned hereby represents upon all of the penalties of the law, for the purpose of including the City of Farmington to the action herein requested, that all statements are true, and that all work herein will be done in accordance with the ordinances of the City of Farmington and the State of Minnesota

Applicants Signature _____ **Date** _____

Bldg Permit Type:	<input type="checkbox"/> - SFD	<input type="checkbox"/> - Public	<input type="checkbox"/> - Porch	<input type="checkbox"/> - Other
	<input type="checkbox"/> - Duplex	<input type="checkbox"/> - Garage	<input type="checkbox"/> - Demo. Res.	
	<input type="checkbox"/> - Res. Multi.	<input type="checkbox"/> - Pool	<input type="checkbox"/> - Demo. Non.Res.	
	<input type="checkbox"/> - Commercial	<input type="checkbox"/> - Move	<input type="checkbox"/> - Interior Finish	
	<input type="checkbox"/> - Industrial	<input type="checkbox"/> - Other Structure	<input type="checkbox"/> - Roof	
	<input type="checkbox"/> - Institutional	<input type="checkbox"/> - Deck	<input type="checkbox"/> - Siding	
Work Type:	<input type="checkbox"/> - New	<input type="checkbox"/> - Addition	<input type="checkbox"/> - Interior. Finish	<input type="checkbox"/> - Reside
	<input type="checkbox"/> - Remodel/Alt.	<input type="checkbox"/> - Repair/Replace	<input type="checkbox"/> - Masonry Veneer	<input type="checkbox"/> - Reroof

This permit shall be null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work is started.

OFFICE USE ONLY

Office Use Required Inspections	<input type="checkbox"/> - Footing <input type="checkbox"/> - Foundation <input type="checkbox"/> - Framing <input type="checkbox"/> - Insulation	<input type="checkbox"/> - Sheet Rock <input type="checkbox"/> - Final <input type="checkbox"/> - Re-Roof	<input type="checkbox"/> - Other _____
Office Use Census Code:	New <input type="checkbox"/> 101 - 1 Fam. Res. <input type="checkbox"/> 102 - 1 Fam. Attached <input type="checkbox"/> 103 - 2 Fam. (Duplex) <input type="checkbox"/> 104 - 3&4 Family <input type="checkbox"/> 105 - 5 or more Family <input type="checkbox"/> 213 - Hotel/Motel	New <input type="checkbox"/> 214 - Other Shelter <input type="checkbox"/> 318 - Amusement/Rec. <input type="checkbox"/> 319 - Place of Worship <input type="checkbox"/> 320 - Industrial <input type="checkbox"/> 321 - Non Res. Garage <input type="checkbox"/> 322 - Service Station <input type="checkbox"/> 323 - Hosp./Institution	New <input type="checkbox"/> 324 - Office/Bank <input type="checkbox"/> 325 - Utilities <input type="checkbox"/> 326 - Schools/Ed. <input type="checkbox"/> 327 - Retail/Rest. <input type="checkbox"/> 328 - Other Nonres. <input type="checkbox"/> 329 - Nonbldg <input type="checkbox"/> 434 - Alt./Add/ Res. <input type="checkbox"/> 437 - Alt./Add. Nonres. <input type="checkbox"/> 438 - Alt./Add. Res. Gar. <input type="checkbox"/> 645 - Demo 1-Fam. <input type="checkbox"/> 646 - Demo 2-Fam. <input type="checkbox"/> 647 - Demo 3&4 Fam. <input type="checkbox"/> 648 - Demo 5 or more <input type="checkbox"/> 649 - Demo Other

Description	Cost per Square Foot	Square Feet	Valuation
1 st Floor			
2 nd Floor			
Basement – Finished			
Basement - <i>Unfinished</i>			
Garage			
Deck			
Other			
		TOTAL	

Application Approved By:

City Planner/Zoning

Date _____

Permit Approved:

Building Official/Inspector

Date _____

Grading Plan Approved:

Engineering

Date _____

Fire Code Compliance:

Fire Marshal

Date _____