

Window, Egress Window and Exterior Door Guidelines

This handout is written only as a guide; it is not intended nor shall it be considered a complete set of requirements. Information sheets are available at the City's website at IGHMN.gov.

CALL BEFORE YOU DIG. Contact Gopher State One Call at (651) 454-0002 or www.gopherstateonecall.org for protection against underground utility damage. Contact Gopher State One Call 48 hours before you intend to dig.

The current Minnesota State Building Code is available on the Department of Labor and Industry website.

Permit Submission Requirements: A permit is required for the replacement or installation of windows (including storm windows) and doors (except storm doors) in the City of Inver Grove Heights.

Window and Door Permit Fees: The permit fee is based on job valuation. Building permit applications are available on the City's website via the online portal, at City Hall, or may be mailed upon request.

Licensing Requirements:

- Contractors must be licensed in the State of Minnesota if performing more than one single skill. Minnesota State license number must be provided on permit application.
- Contractors working on a structure built prior to 1978 are required to provide their Lead Certification Number (see permit application for exceptions.)
- Property owners may perform building related trades on property they own. Property owners may perform mechanical trades, such as plumbing, heating & electrical on property they own and occupy, otherwise a licensed contractor is required. Property owners doing their own work will be required to sign the Property Owner Waiver acknowledging their responsibilities to the Minnesota State Building Code, to Zoning Ordinances and to other applicable rules and regulation when they are acting as general contractor. All sub-contractors hired must be licensed and disclosed on the application.
- Rental property owners may perform building trade work. However, all plumbing, HVAC and electrical work on rental property shall be performed by a licensed contractor.
- Property owners renovating dwellings with the intent to sell must be state licensed if performing work on more than one property in a two-year period.

Inspection Requirements: The inspection card and approved plans must be on site upon the start of work until the final inspection has been performed and passed. All construction work shall remain accessible and exposed for inspection until approved by the Building Inspection Department.

All required inspections will be listed on the permit card. A final inspection is required upon completion of project and approvals for all other inspections have been complete; please call 651-450-2550 to schedule an inspection.

Window and/or doors being installed in new openings will require a framing inspection. Window perimeter and pan flashing should be installed at the time of the rough framing inspection so that the inspector can verify that the window opening is properly flashed.

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Smoke detectors must be in all bedrooms and hallways leading to bedrooms, and on every level of the home per Minnesota State Code, Section R314. Carbon Monoxide detectors must be installed within 10 feet of all bedrooms per Minnesota State Code, Section R315.

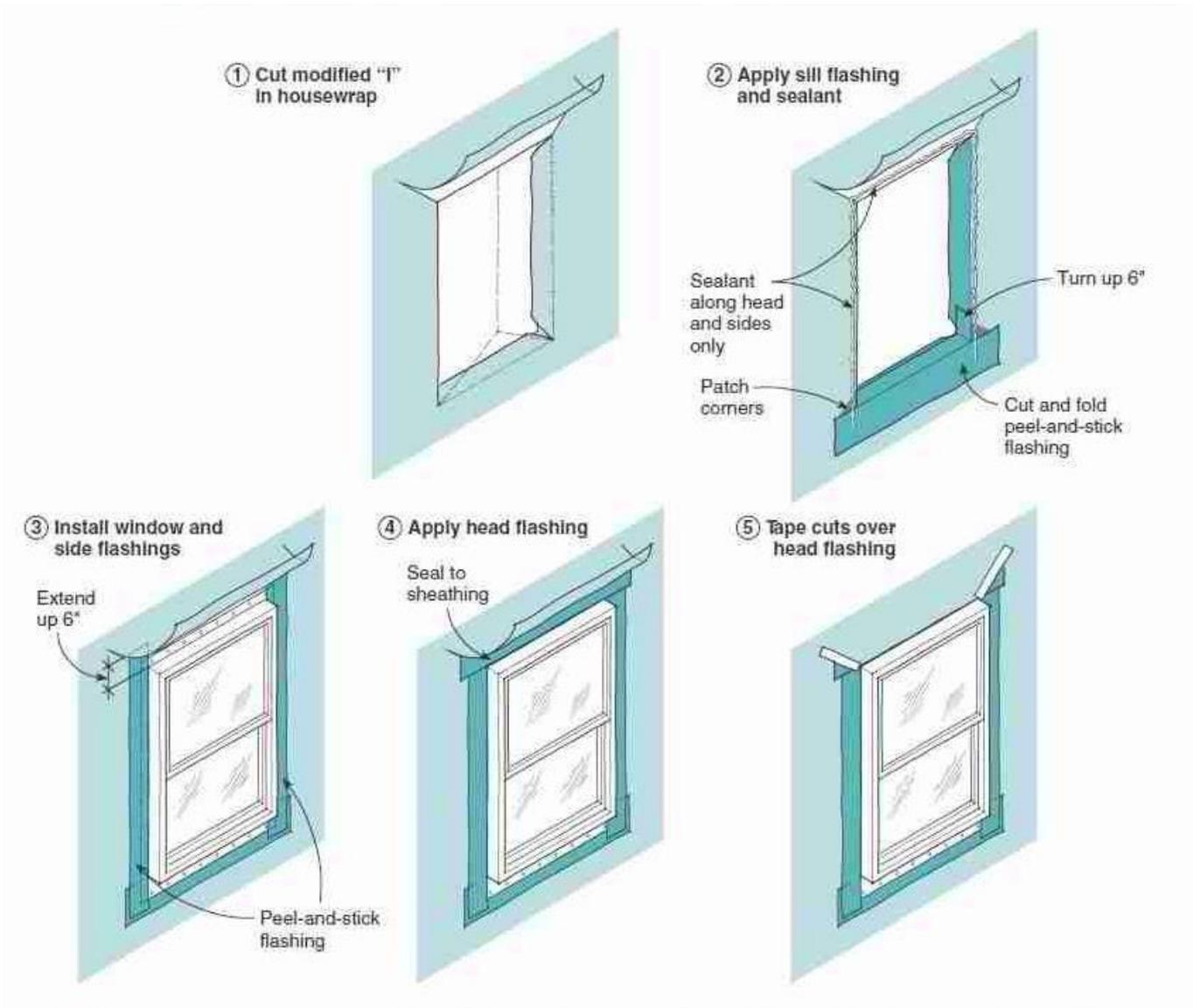
* Smoke detectors need not be interconnected nor hardwired, if doing so would require the removal of interior finishes.

Information and guidelines:

If replacing existing windows and not altering the rough opening size, you are not required to meet the current code requirements for egress window sizes if the following 3 conditions are met:

1. The replacement 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.
 3. The window is not required to be replaced pursuant to a locally adopted rental housing or rental licensing code.
- A building permit is required to install new or replacement of windows and exterior doors. Any changes in the overall size of the window or door opening require a detailed plan to be submitted for City review and approval.
 - Detailed plan shall include:
 - Complete elevation drawing of the elevation to be altered containing the window. Elevation should show what level the window is on and how many stories are above it.
 - Section showing header size and distance of windowsill to floor and depth of window well if applicable.
 - All window or fenestration products must meet a minimum u-factor of .32. Skylights are required to be a minimum of .55. These requirements are pursuant to Table R402.1.1, Chapter 4, of the Minnesota Residential Energy Code.
 - New and replacement windows and doors must be properly flashed. (MSBC R703.8 and 703.8.1).

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- Installation of windows and doors must be per manufacturer's installation requirements.

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Egress Window Information and guidelines: Basements in dwelling units with habitable space and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, and yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools, special knowledge or effort.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Note: the use of only one minimum is allowed in the calculation to reach 5.7 sq. ft. (see chart).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet. Grade floor opening is a window or other opening located such that the sill height of the opening is not more than 44 inches above or below the finished ground level adjacent to the opening.

When windows are provided as a means of escape or rescue, they shall have a finished clear opening height not more than 44 inches above the floor.

Escape and rescue windows with a finished opening height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

A minimum 36" x 36" clear window well floor area is required when the window is open to the egress position.

Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs and must be accessible with the window in the fully open egress position. The ladder or stair shall not encroach into the required dimensions of the window well by more than 6 inches.

Bars, covers or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:

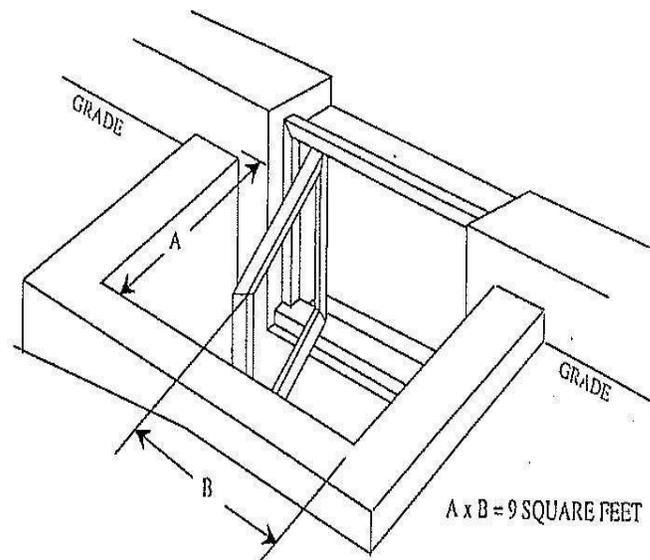
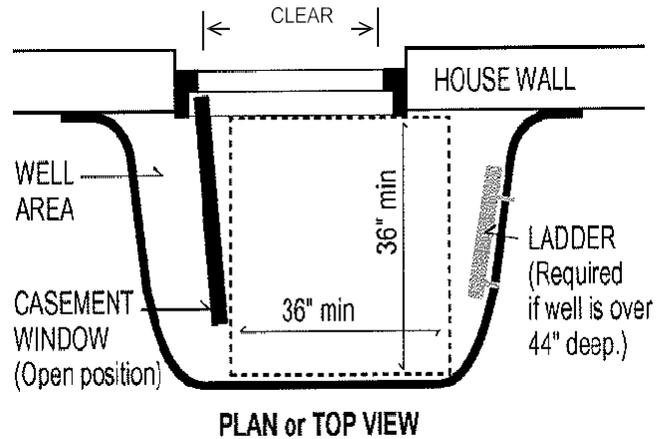
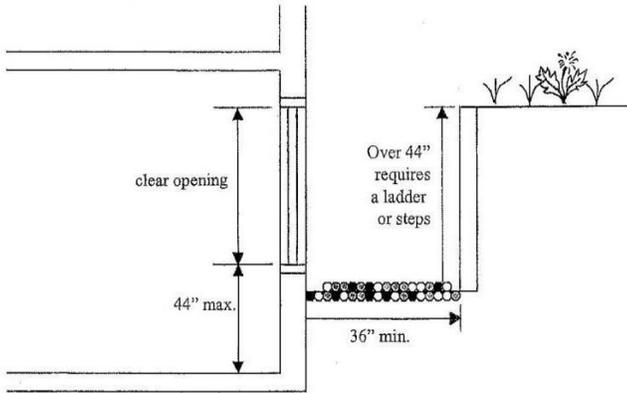
The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort.

The building is equipped with smoke detectors installed in accordance with Minnesota State Building Code 1309.0314 (I.R.C. 314).

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*Below are examples of drawings which may assist you. They are intended as a guide:

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.



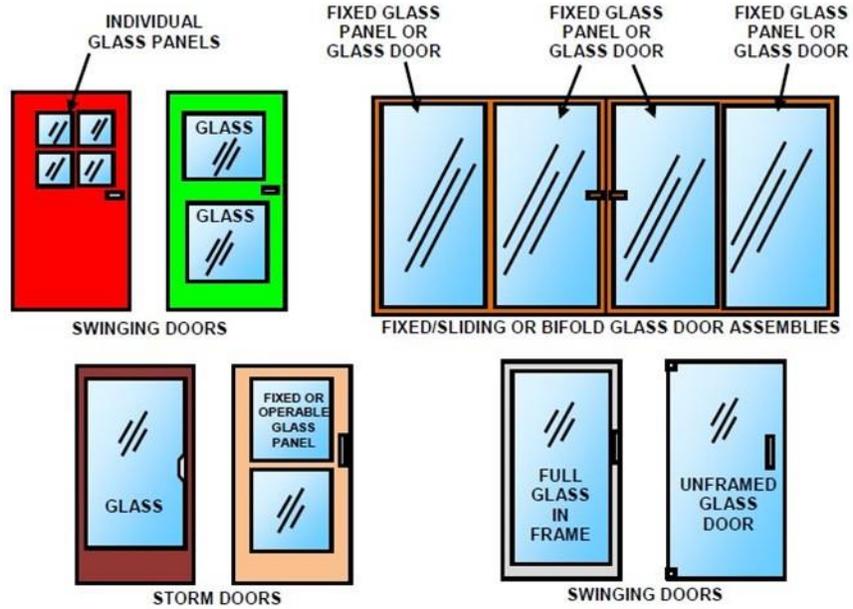
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Refer to chart below when determining appropriate windows sizes for egress.

*Areas highlighted in yellow meet minimum square footage requirements for egress window size openings.

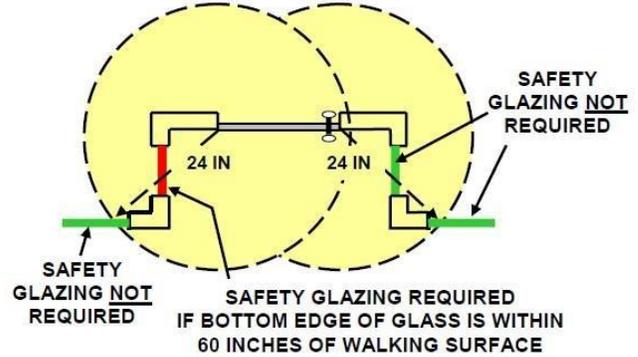
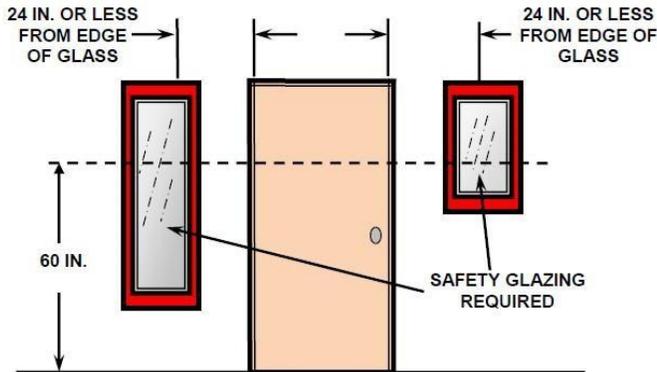
	Width																
	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"
24"	3.3	3.5	3.7	3.8	4.0	4.2	4.3	4.5	4.7	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0
26"	3.6	3.8	4.0	4.2	4.3	4.5	4.7	4.9	5.1	5.2	5.4	5.6	5.8	6.0	6.1	6.3	6.5
28"	3.9	4.1	4.3	4.5	4.7	4.9	5.1	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0
30"	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.3	6.5	6.7	6.9	7.1	7.3	7.5
32"	4.4	4.7	4.9	5.1	5.3	5.6	5.8	6.0	6.2	6.4	6.7	6.9	7.1	7.3	7.6	7.8	8.0
34"	4.7	5.0	5.2	5.4	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.6	7.8	8.0	8.3	8.5
36"	5.0	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.3	7.5	7.8	8.0	8.3	8.5	8.8	9.0
38"	5.3	5.5	5.8	6.1	6.3	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	9.0	9.2	9.5
40"	5.6	5.8	6.1	6.4	6.7	6.9	7.2	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7	10.0
42"	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.0	9.3	9.6	9.9	10.2	10.5
44"	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0
46"	6.4	6.7	7.0	7.3	7.7	8.0	8.3	8.6	8.9	9.3	9.6	10.0	10.2	10.5	10.9	11.2	11.5
48"	6.7	7.0	7.3	7.7	8.0	8.3	8.7	9.0	9.3	9.7	10.0	10.3	10.7	11.0	11.3	11.7	12.0
50"	6.9	7.3	7.6	8.0	8.3	8.7	9.0	9.4	9.7	10.1	10.4	10.8	11.1	11.5	11.8	12.2	12.5
52"	7.2	7.6	7.9	8.3	8.7	9.0	9.4	9.8	10.1	10.5	10.8	11.2	11.6	11.9	12.3	12.6	13.0
54"	7.5	7.9	8.3	8.6	9.0	9.4	9.8	10.1	10.5	10.9	11.3	11.6	12.0	12.4	12.8	13.1	13.5
56"	7.8	8.2	8.6	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0
58"	8.0	8.5	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.1	14.5
60"	8.3	8.8	9.2	9.6	10.0	10.4	10.8	11.3	11.7	12.1	12.5	12.9	13.3	13.8	14.2	14.6	15.0

SAFETY GLAZING IN DOORS REQUIRED IN ALL LOCATIONS SHOWN

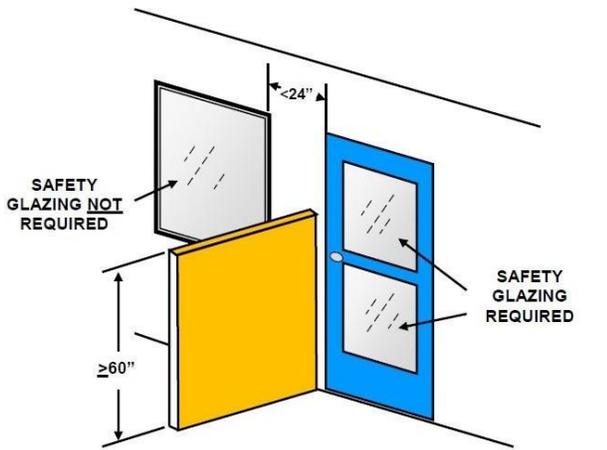


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SAFETY GLAZING ADJACENT DOORS

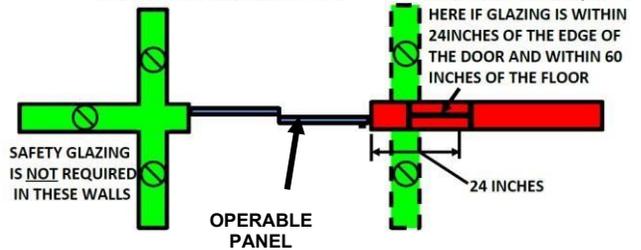


SAFETY GLAZING IS NOT REQUIRED IN WALLS PERPENDICULAR TO THE DOOR ON THE LATCH SIDE OF THE DOOR

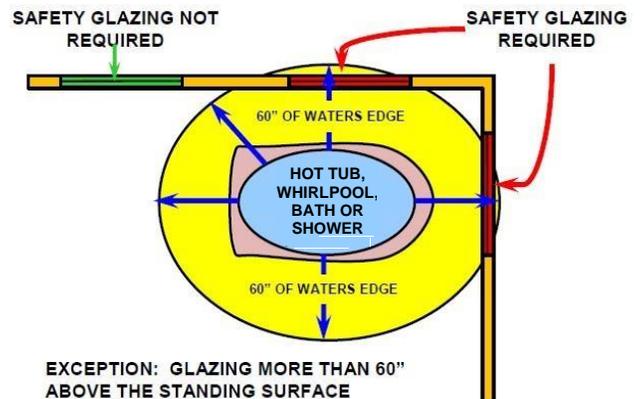
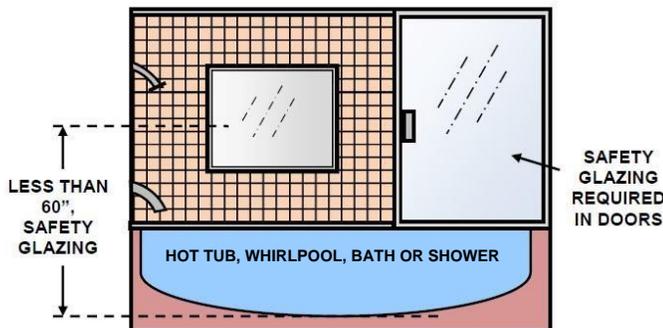


SAFETY GLAZING IS NOT REQUIRED ADJACENT A DOOR IF THERE IS A WALL OR PANEL AT LEAST 60 INCHES IN HEIGHT SEPARATING THE DOOR FROM THE GLAZING

SLIDING (PATIO) DOORS

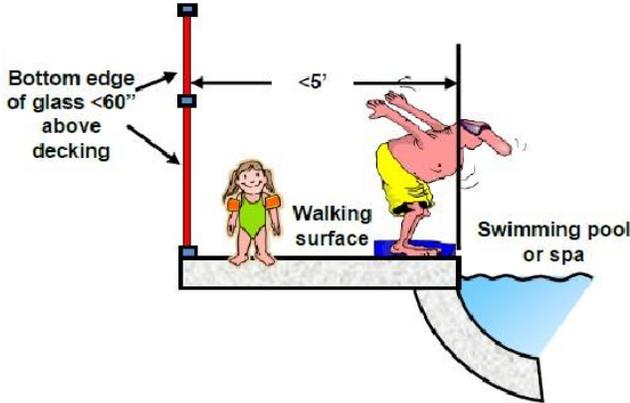


SAFETY GLAZING ADJACENT A BATH TUB OR IN TUB OR SHOWER ENCLOSURES



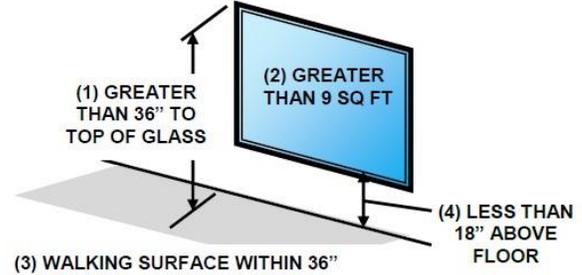
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SAFETY GLAZING REQUIRED ADJACENT SWIMMING POOLS



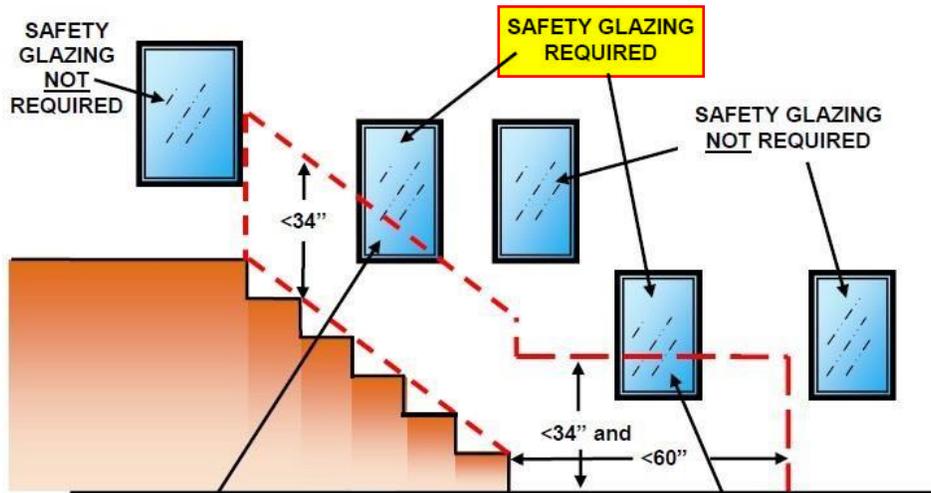
SAFETY GLAZING IN WINDOWS

SAFETY GLAZING REQUIRED IF ALL FOUR CRITERIA EXIST



IF THE WINDOW HAS A BAR OR RAIL MOUNTED 34-38" ABOVE THE PLANE OF THE WALKING SURFACE, SAFETY GLAZING IS NOT REQUIRED. THE BAR OR RAIL MUST BE AT LEAST 1 1/2" THICK AND NOT CONTACT THE GLASS.

SAFETY GLAZING FOR STAIRS AND LANDINGS



IF THE WINDOW HAS A BAR OR RAIL MOUNTED 34-38" ABOVE THE NOSING OF THE TREADS, SAFETY GLAZING IS NOT REQUIRED. THE BAR OR RAIL MUST BE AT LEAST 1 1/2" THICK AND NOT CONTACT THE GLASS.

IF THE WINDOW HAS A GUARD AT LEAST 36 INCHES IN HEIGHT AND THE GLASS IS AT LEAST 18 INCHES FROM THE GUARD, SAFETY GLAZING IS NOT REQUIRED.

This document is for information purposes only and not intended to address every situation for the permit and plan review process