

EMERGENCY ESCAPE & RESCUE OPENINGS (EERO)

- This handout is intended only as a guide. It shall not be considered a complete set of requirements.
- Materials and installation must comply with the current Minnesota State Building Code and the manufacturers' installation specifications for each product.
- A building permit is required for the installation of an emergency escape and rescue opening (EERO), **also known as an egress window or door**. Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening (R310.1).
- If you have an existing home and you add a sleeping room in a basement, the code requires that you install an EERO in the sleeping room. Where basements contain one or more sleeping rooms, an EERO shall be installed in each sleeping room, and is not needed elsewhere in the basement (R310.1).

BUILDING Permit Submittal shall include:

- Building Permit Application**, completed in its entirety, including signature and valuation.
- One set of plans** (drawn to scale) showing the proposed design, and including:
 - Floor plan with all EERO locations identified.
 - Header sizes and opening sizes (existing and proposed).
 - All interior bearing walls and number of stories which bear above the EERO.
 - Floor and roof truss directions.
 - Rooms labeled according to use (i.e kitchen, laundry, bedroom, etc.).
 - Elevation / section for window wells, including proposed size, depth and drainage.
- A site plan** (or **Certificate of Survey** if required by municipality) drawn to scale and dimensioned, identifying measurements from window well(s) to the property line(s), as well as any easements.
Check with your municipality to determine setback requirements for the property.
- Additional information may be required by the plan reviewer.

PERMIT CARD AND APPROVED PLANS (throughout the project) shall be:

POSTED prior to start of work - **VISIBLE** from street or driveway - **ACCESSIBLE** to the inspector.

INSPECTION REQUIREMENTS:

Inspections **MUST** be scheduled during office hours **AT LEAST** one business day prior to inspection. If a specific date and time is required, additional notice may be needed. Failure to cancel a scheduled inspection may result in a reinspection fee.

- **Office Hours:** Monday - Friday • 8:00 a.m. - 4:30 p.m.
- **Phone:** (952) 442-7520 or (888) 446-1801

Inspections: (Refer to your permit card regarding project-specific inspections)

- **Someone 18 years or older must be present at the time of inspection**
- **Framing:** After all framing is complete, including the header.
- **Pre-backfill:** After the window well and drainage system is installed, but prior to backfill.
- **Final:** After the window is installed, flashed and caulked; and window well installation is complete.

NOTICE: Construction or work for which a permit is required shall be subject to inspection by the Building Official, and such **construction or work shall remain accessible and exposed for inspection purposes until approved**. It is the responsibility of the permit applicant to be in attendance on site and provide access to the Building Official for all required inspections. If work is concealed and/or work is not complete at time of inspection, an additional inspection is required and a **reinspection fee may apply**.

Note: The State of Minnesota requires all residential building contractors, remodelers, roofers, plumbers, and electricians to obtain a state license, unless they qualify for a specific exemption. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Labor & Industry to the Municipality before a permit will be issued.

Note: To determine contractor requirements, or to check the licensing status of a contractor, please call the Minnesota Department of Labor & Industry at 651-284-5065 or toll free 1-800-342-5354.

Note: For specific code requirements, contact the Building Inspection Department at 952-442-7520 or 888-446-1801 or e-mail: info@mnspect.com.

PROJECT CHECKLIST:

The following is a guideline to assist in compliance with the requirements of the MN State Building Code.

- The home address must be visible from the street.
- Smoke alarms and carbon monoxide alarms must be installed and operational. (See handouts regarding smoke and CO alarms for requirements.)
- Each sleeping room must have at least one EERO with the following dimensions (using normal operation of the window):
 - ✓ Width – 20” minimum clear opening
 - ✓ Height – 24” minimum clear opening
 - ✓ Total openable area – minimum net clear opening of 5.7 square feet. (Exception: grade floor openings shall have a minimum net clear opening of 5 square feet. A “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.) See the charts on the following page for allowed dimension combinations.
 - ✓ Sill height – not more than 44” above the finished floor
- Window wells (required when the sill is below the adjacent grade) must:
 - ✓ Allow the EERO to be fully opened.
 - ✓ Provide 9 square feet of “floor area,” with a minimum dimension of 36” in width and length.
 - ✓ Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44”. Ladders or rungs 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” O.C. vertically for the full height of the window well. The ladder cannot be obstructed by the open window.
 - ✓ Be connected to the building foundation drainage system unless in well-drained Group 1 soils.
- Area wells (required when the door is below the adjacent grade) must:
 - ✓ Allow the EERO to be fully opened.
 - ✓ Be a minimum dimension of 36” in width.
 - ✓ Contain a permanently affixed ladder or steps for climbing out if the area well depth exceeds 44”. Ladders or rungs 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” O.C. vertically for the full height of the area well. The ladder cannot be obstructed by the open door.
 - ✓ Be connected to the building foundation drainage system unless in well-drained Group 1 soils.
- The egress path under decks, overhangs, etc. must have a minimum 36” clearance (height and width) above grade.
- Bars, grills, covers, screens, or similar devices are permitted to be placed over emergency escape or rescue window wells, provided they are releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that which is required for normal operation of an emergency escape and rescue opening.
- EEROs are not required in basements where the home is fully sprinkled and there is one means of egress complying with R311 and one EERO **or** two means of egress complying with R311.

All emergency escape and rescue openings shall have a **minimum net clear opening of 5.7 square feet**.
 Exception: ***Grade floor openings** shall have a **minimum net clear opening of 5 square feet**.
 *A grade floor opening: window or opening with a sill height not more than 44 inches above or below the finished grade.

Min. Emergency Escape & Rescue Opening Net Clear Height & Width Requirements For 5.7 ft² (820.8 square inches)

W	20.00	20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00	30.50	31.00	31.50	32.00	32.50	33.00	33.50	34.00
H	41.00	40.00	39.25	38.25	37.50	36.50	35.75	35.00	34.25	33.50	33.00	32.25	31.75	31.00	30.50	30.00	29.50	29.00	28.50	28.00	27.50	27.00	26.50	26.25	25.75	25.50	25.00	24.50	24.00

Min. Emergency Escape & Rescue Opening Net Clear Height & Width Requirements For 5.0 ft² (720 square inches)

Width	20.00	20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00
Height	36.00	35.25	34.50	33.50	32.75	32.00	31.50	30.75	30.00	29.50	29.00	28.25	27.75	27.25	26.75	26.25	25.75	25.50	25.00	24.50	24.00

