



City of Ham Lake

15544 Central Avenue NE • Ham Lake, MN 55304
Building Dept. 763-235-1691
Fax 763-235-1697

EGRESS WINDOWS AND WINDOW WELLS

(Emergency escape and rescue openings) are required in basements and every sleeping room.

REQUIREMENTS FOR INSTALLING EGRESS WINDOWS:

1. Finished sill height not more than 44 inches above the floor.
2. Minimum net clear openable height dimension shall be 24 inches (610 mm).
3. Minimum net clear openable width dimension shall be 20 inches (508 mm).
4. Escape or rescue windows shall have a minimum net clear openable area of **5.7 square feet** (821 square inches).

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

REQUIREMENTS FOR EGRESS WINDOW WELL:

1. Window wells with a **depth of more than 44 inches** shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches, project at least 3 inches from the wall and be spaced no more than 18 inches apart vertically for the full height of the window well. The ladder or stairs shall **not** encroach into the required dimensions of the window well by more than **6 inches**.
2. **Emergency escape windows are allowed under decks and porches** provided the location of the deck allows the emergency window to be fully opened and provides a path of not less than 36 inches in height to a yard or court.
3. **The clear horizontal dimension shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet with a minimum dimension of 36 inches.**

SMOKE DETECTOR AND COMBUSTION AIR REQUIREMENTS:

When the valuation of an addition, alteration or repair exceeds \$1,000.00 and a permit is required, or when one or more sleeping rooms are added or created in an existing dwelling, smoke detectors are required throughout per building code.

In new construction/alterations smoke detectors must be hard-wired and equipped with battery backup. The detector shall emit a signal when the batteries are low.

Smoke detectors may be solely battery operated when installed in existing rooms.

When repairs or alterations reduce the air leakage characteristics or capacity of a building, and vented appliances are present that are not sealed, direct, or power vented and are without combustion air supply, then a combustion air supply must be provided. Alterations that will likely reduce the air leakage characteristics or capacity of a building include attic and wall insulation, applying siding underlayment, or replacing a majority of windows or doors.