



# Egress Windows

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## *City of Prior Lake Requirements*

*This handout is intended to be a guide only.*

*Specific code language can be found in the City Codes at: [PriorLakeMN.gov](http://PriorLakeMN.gov)*

*Planning and Zoning - Chapter 10 & MN Dept Labor & Industry: 2020 Minnesota Residential Code*

### **REQUIREMENTS**

- A completed building permit application.
- If a window well is required, a copy of a Certificate of Survey or site plan drawn to scale showing property lines, existing buildings and the proposed window well location
- A copy of building plans. All structural members must be sized to properly support all loads. The following items must be included with the egress window plans:
  - All dimensions of the egress window and / or window well drawn to scale.
  - Complete elevation drawing of the elevation to be altered. The window elevation should show what level the window is on and how many stories are above it.
  - A section showing the header size, the distance of the windowsill to the floor and the depth of the window well if applicable.
- Type and size of all materials used.

### **ZONING REQUIREMENTS**

- Basement egress windows shall have a minimum setback of 5 feet from the property line and cannot be located in a drainage and utility easement.

### **PICKING UP THE PERMIT**

- Your application will be reviewed for code compliance and setback requirements. Permit fees will be calculated, and you will be notified when the permit is ready. Before digging, call Gopher State One Call at (651) 461- 0002 to locate utilities 48 hours in advance.

### **INSPECTIONS**

- Please email: [permits@PriorLakeMN.gov](mailto:permits@PriorLakeMN.gov), 24 hours in advance for inspections. The following inspections are required:
  - FRAMING – Before interior and exterior coverings are installed and window well is complete.
  - FINAL – When interior and exterior are complete, and window is fully framed.

## **BUILDING CODE REQUIREMENTS**

- Basements and every sleeping room shall have at least one operable emergency and rescue opening. The required emergency and rescue opening in the bedrooms located in (the basement satisfies the requirement of the basement having an emergency and rescue opening.)

- The bottom sill of egress windows shall be no more than 44" above the finished floor height.
- Egress windows shall have a clear opening measured when the operable part of the window is completely open of 5.7 square feet and meeting the following minimum dimensions:

- Minimum clear opening width = 20" Minimum clear opening height = 24"
- Windows with a bottom sill height of no more than 44" above or below grade are allowed to be a minimum of 5 square feet.

- Egress windows shall be operational from the inside of the room without the use of keys or special knowledge.

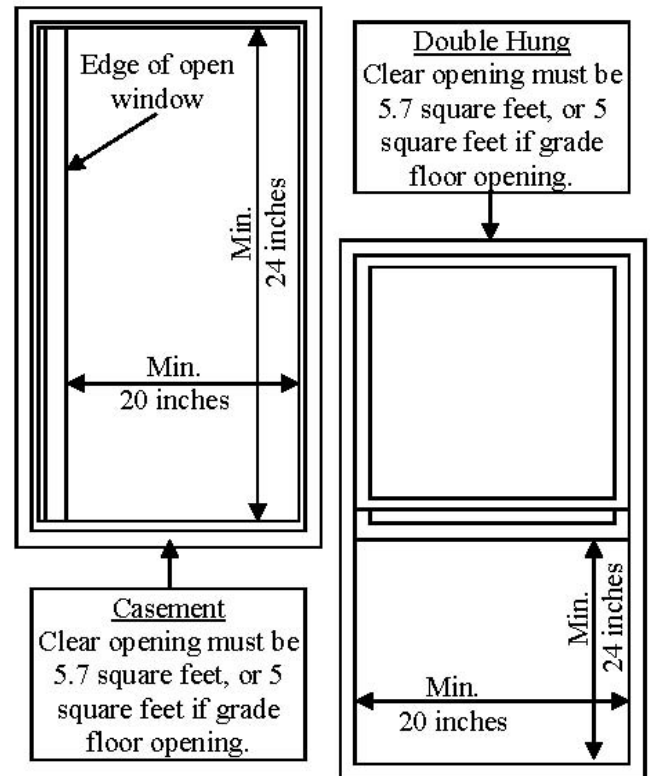
- Below grade egress windows shall be installed with an egress window well meeting the following minimum dimensions:

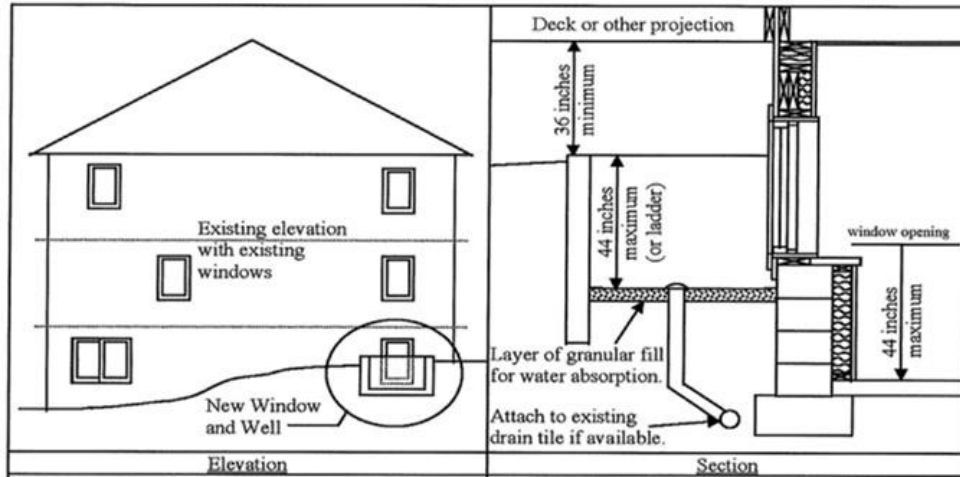
- Minimum horizontal dimension of 36" by 36" and allow the window to be fully opened.

- Ladders or steps shall be required for window wells deeper than 44" and are allowed to project maximum of 6" into the required well.  
2020 MN Residential Code Section R310.
- Ladders shall be permanently fixed and have a minimum interior width of 12", project at least 3" from the wall of the well and have rungs spaced no more than 18" vertically for the full height of the well. 2020 MN Residential Code Section R310.

Window wells are allowed to have covers or screens provided that the net clear opening length and width of the cover or screen when open meets that of the egress window itself as stated earlier.

- Egress windows may be placed under decks or other projections provided the window can be fully opened and provides a path not less than 36" in height to a yard or court.
- All windows must have a minimum U-Factor of 0.32 in accordance with the Minnesota Energy Code.





- Smoke detectors must be in all bedrooms, hallways leading to bedrooms and on every level of the home. Carbon Monoxide detectors must be installed within 10' of all bedrooms.

### **Before You Dig Call 811**

- Mark the area where you will dig with white paint or flags.
- Understand your state's required wait time for utility owners to locate their buried lines. **Minnesota state law requires two days** in advance. Call 8-1-1 or visit [Minnesota's](#) online information to learn more.

### **After You Call 8-1-1**

- The one-call will provide you with a start date and time that you will be able to begin your digging. It's important to wait to allow time for utility owners to locate their buried lines.
- Respect the marks – colored flags, paint or stakes – that indicate a buried line (red for electric and yellow for gas).
- Then dig with care. Avoid digging near the marks; review your state's required “dig by hand” distance requirement if you must dig close to the marks.
- And before you dig again, be aware that the professional location markings are good only for a specific time.