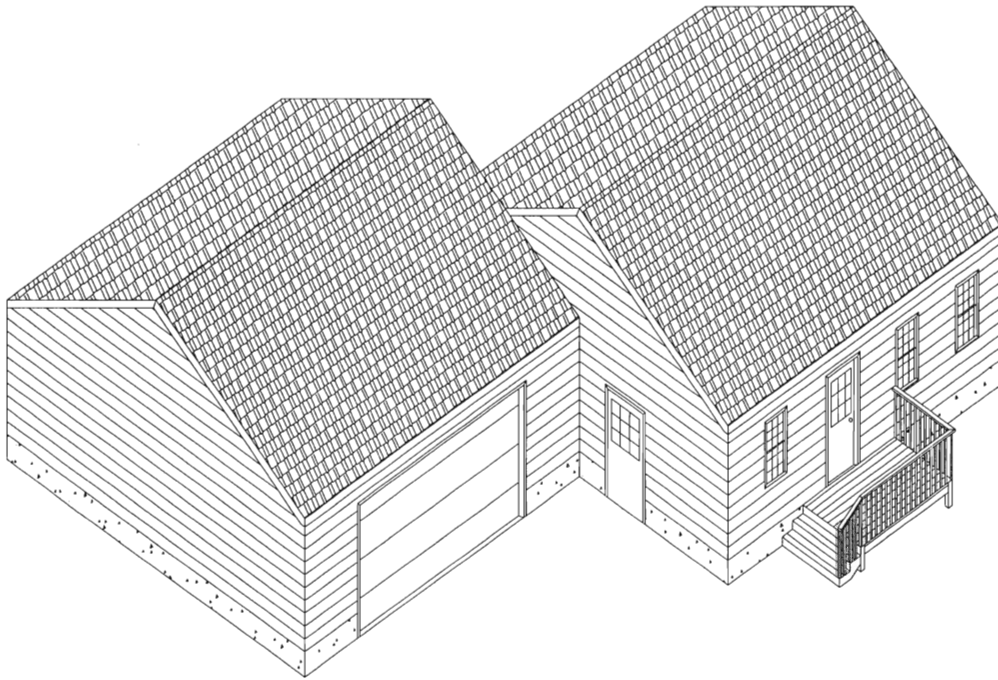


# Residential Window Information

## Egress window requirements for bedrooms and basements



City of Aberdeen  
Building Inspection Dept.  
(605) 626-7017  
2000 IRC – pamphlet revised 3/01/07



# Permit Requirements

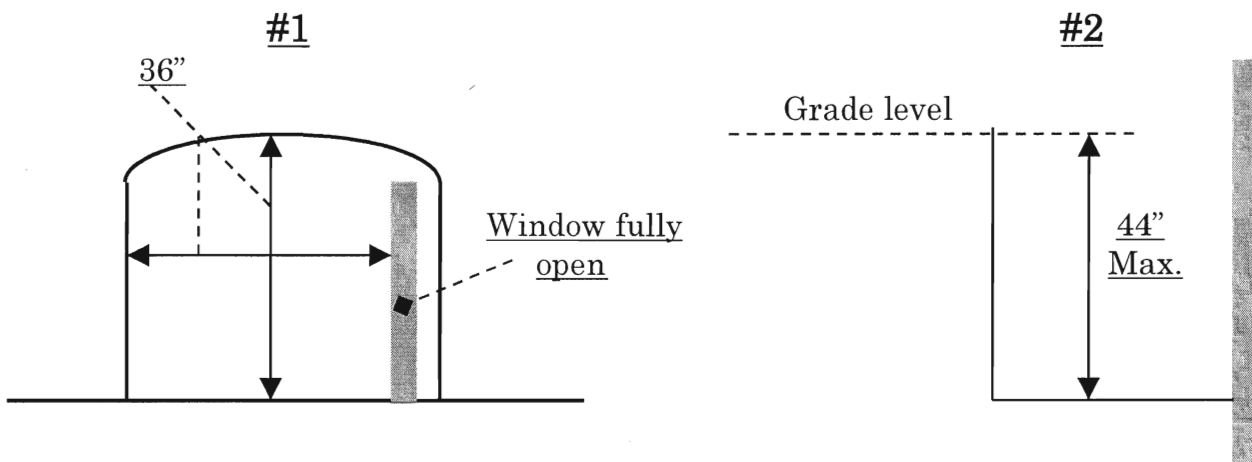
Effective January 1, 2007, a building permit will be required for ALL windows and exterior entrance doors being newly installed or replaced.

## Existing Windows

1. Existing bedroom windows are allowed, under local building practices, to be replaced with windows of the same size when remodeling. The newly installed windows are not allowed to restrict or decrease the existing egress opening, as with replacing a sliding window with an awning style window or installing a window with a smaller egress opening. If the rough opening of the window is to be altered in any way, then it must be changed to meet the egress window opening requirements observed under the current adapted building codes. All bedrooms or sleeping rooms are required to have one egress window.

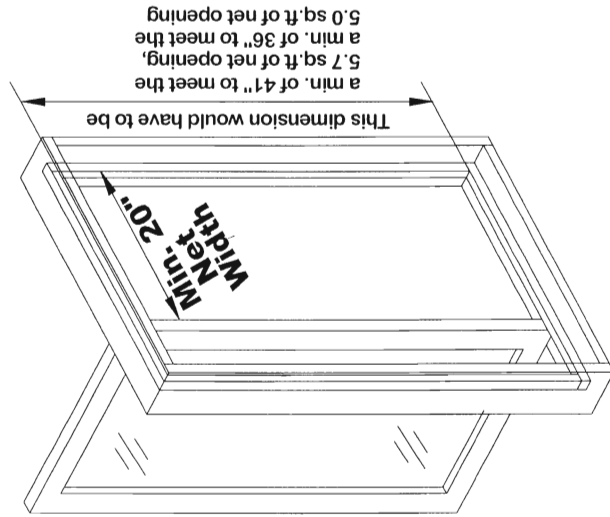
## New Construction or Change of Occupancy (use of area)

1. Basements with habitable spaces are required to have an egress window. If there are sleeping rooms or bedrooms in the basement, each such room is required to have an egress window.
2. Egress windows shall have a minimum clear net opening of 5.7 square feet, garden level egress windows shall have a minimum clear net opening of 5.0 square feet. Garden level windows are defined as a window, with the bottom sill of the window less than 44" above grade level, but not to extend below grade level. All egress windows are required to have minimum opening dimensions. The minimum dimension for height is 24" and the minimum dimension for width is 20".
3. Any window with the bottom sill below grade level is required to have an egress window well. The window well shall have a minimum net clear opening of 9 square feet, and shall have a minimum horizontal projection and width of 36" with the window in a fully open position (illustration #1). If the vertical interior depth of the window well exceeds 44" (illustration #2), a ladder must be provided and must be permanently attached to the window well.



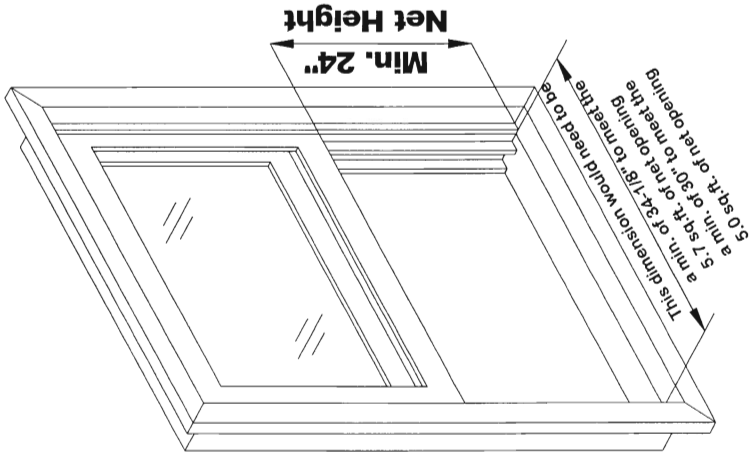
Please refer to the attached illustrations for more detailed information.

# SINGLE CASEMENTS



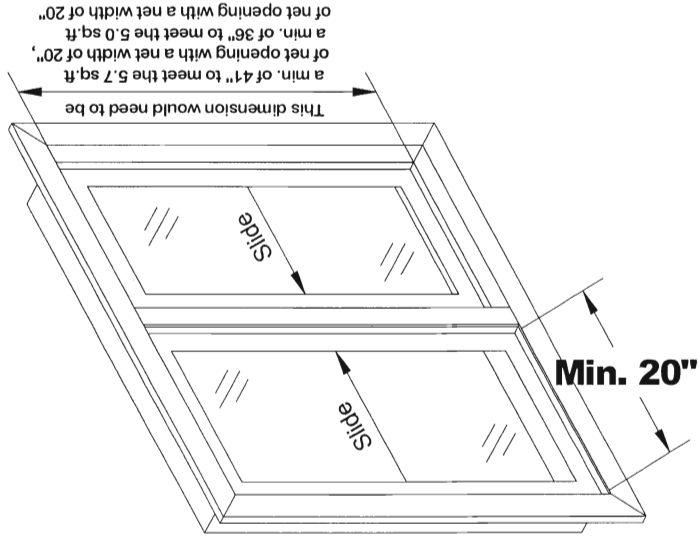
Casement style window, the net opening is measured when the window is fully opened to get the minimum net opening.

# DOUBLE-HUNG WINDOWS



Double-Hung style window, the net opening is measured when the lower sash is fully opened in the upward position.

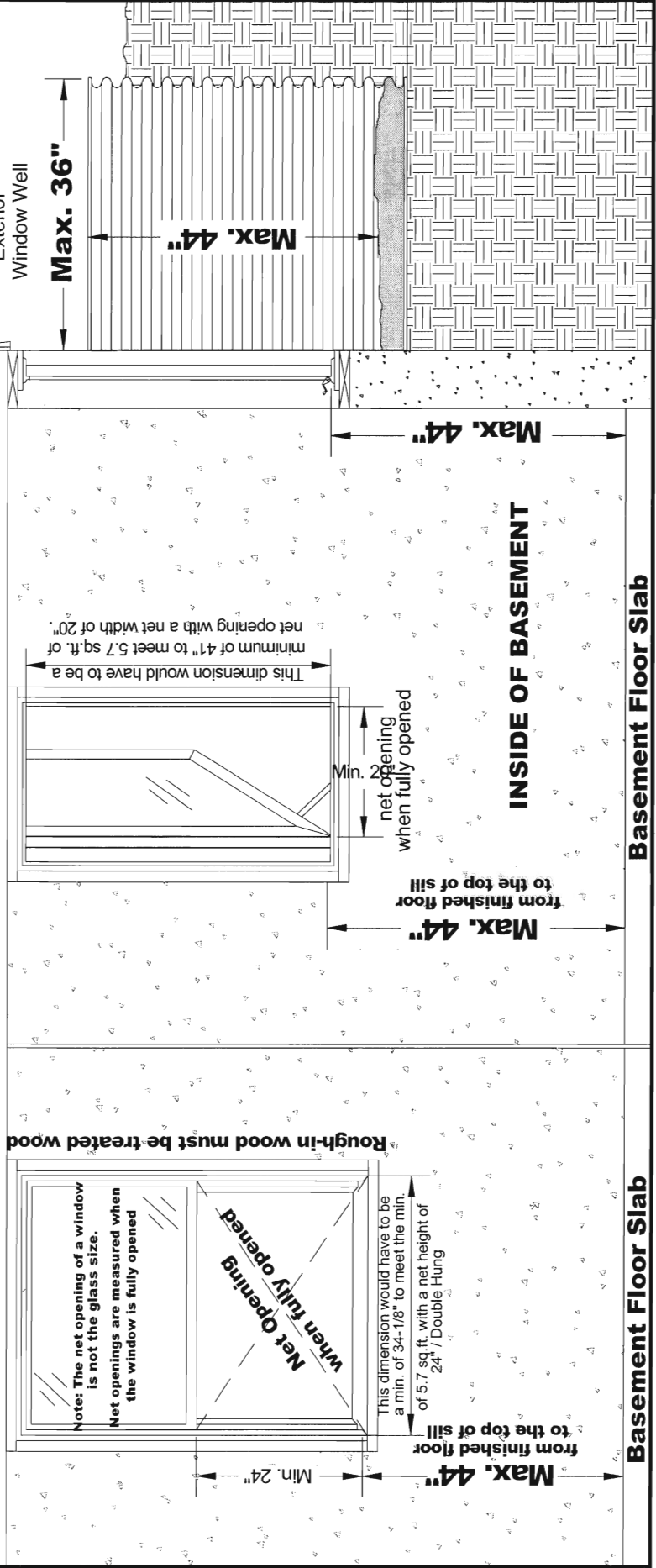
# Side by Side SLIDERS



The net opening of a slider style window is measured when one half is slid fully open.

# Basement Egress Windows

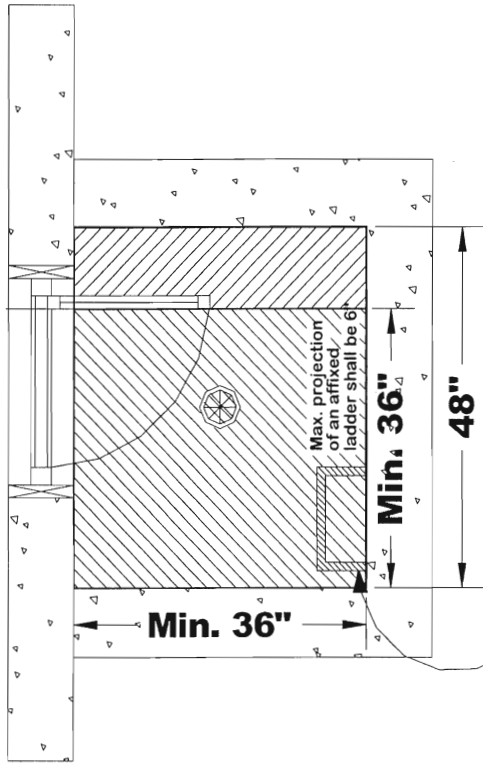
Basements in dwelling units and every sleeping room/bedroom shall have at least one operable egress window which shall have a minimum NET CLEAR OPENING area of 5.7 sq.ft. The min. net height shall be 24" and the min. net width shall be 20". Escape and Rescue windows at finished grade floor level may have a net clear opening of 5.0 sq.ft. Window wells require a min. of 9 sq.ft. of opening with a min. dimension of 36 inches. If a window well would require a vertical depth of more than 44", it shall be equipped with a permanently affixed ladder that is accessible with the window in the fully open position.



# WINDOW WELL STYLES

## SAMPLE OF A POURED CONCRETE WINDOW WELL

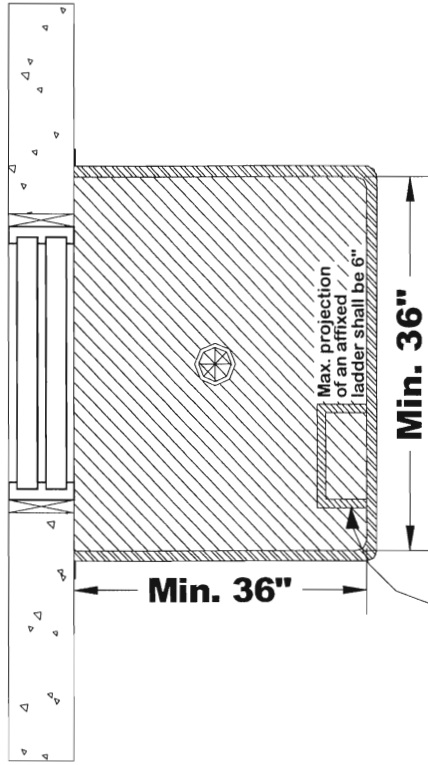
A 48" wide Casement style window well to achieve 9 sq.ft. net area



Window well is deeper than 44" and requires an affixed ladder.

## SAMPLE OF A GALVANIZED WINDOW WELL

A 36" wide Double-hung style window well to achieve 9 sq.ft. net area



Window well is deeper than 44" and requires an affixed ladder.

Window wells shall have a net clear opening of 9 sq ft. If the vertical interior depth of the window well exceeds 44", a permanently attached ladder shall be installed so that it is accessible with window open. Window well covers must be approved by the Building Department.