



CITY OF DELANO

Department of Building Inspections

234 2nd Street North, PO Box 108

Delano, MN 55328

Phone: 763 972-0550 -- Fax: 763 972-6174

WINDOW REPLACEMENT EGRESS WINDOW REQUIREMENTS

This handout is a guide only and does not contain all of the requirements of the Minnesota State Building Coder or City Ordinance. Egress windows are required for bedrooms and habitable basements.

WINDOW REPLACEMENT REQUIREMENTS

- **All window and doors replacements** (except one opaque door, MNSBC Ch.1322 sec.N1102.3.3) **must meet the U-Factor of 0.35.**
- All window and door openings must have flashing installed over the existing opening.
- If a bedroom window is to be replaced, it must be replaced with a window of at least the same size and openings that the code required when built. Egress hardware is required. (This requirement only applies to window replacement in existing single-family dwellings.)
- **Smoke detectors** are required to be installed in all bedrooms, all hallways leading to them, and on all levels of the home.
- Per State Statute 299F.50 **carbon monoxide** detectors are required to be installed in all new (built in/after 2007) homes, existing (August 2008) homes and multifamily dwelling units (August 2009).
- A final inspection. (The best time for the inspection is during the halfway point of the window replacement.)

Note: The aforementioned criterion represents general code requirements relative to window replacement. For specific code requirements, please contact the Building Inspection Department.

REQUIREMENTS FOR INSTALLING EGRESS WINDOWS

- A MAXIMUM sill height of 44" above the floor.
- A MINIMUM clear opening width of 20" (casement type)
- A MINIMUM clear opening height of 24" (double hung)
- A MINIMUM clear opening area of 5.7 square feet (820 square inches)

Please note that these dimensions are net clear opening dimensions, which are not the same as glass size or rough openings. Not all window catalogs or lumberyard indexes will show this figure. When in doubt, open the window and measure the inside dimensions (inch length x inch width = square inch area: 820 square inches is the minimum net clear opening needed.)