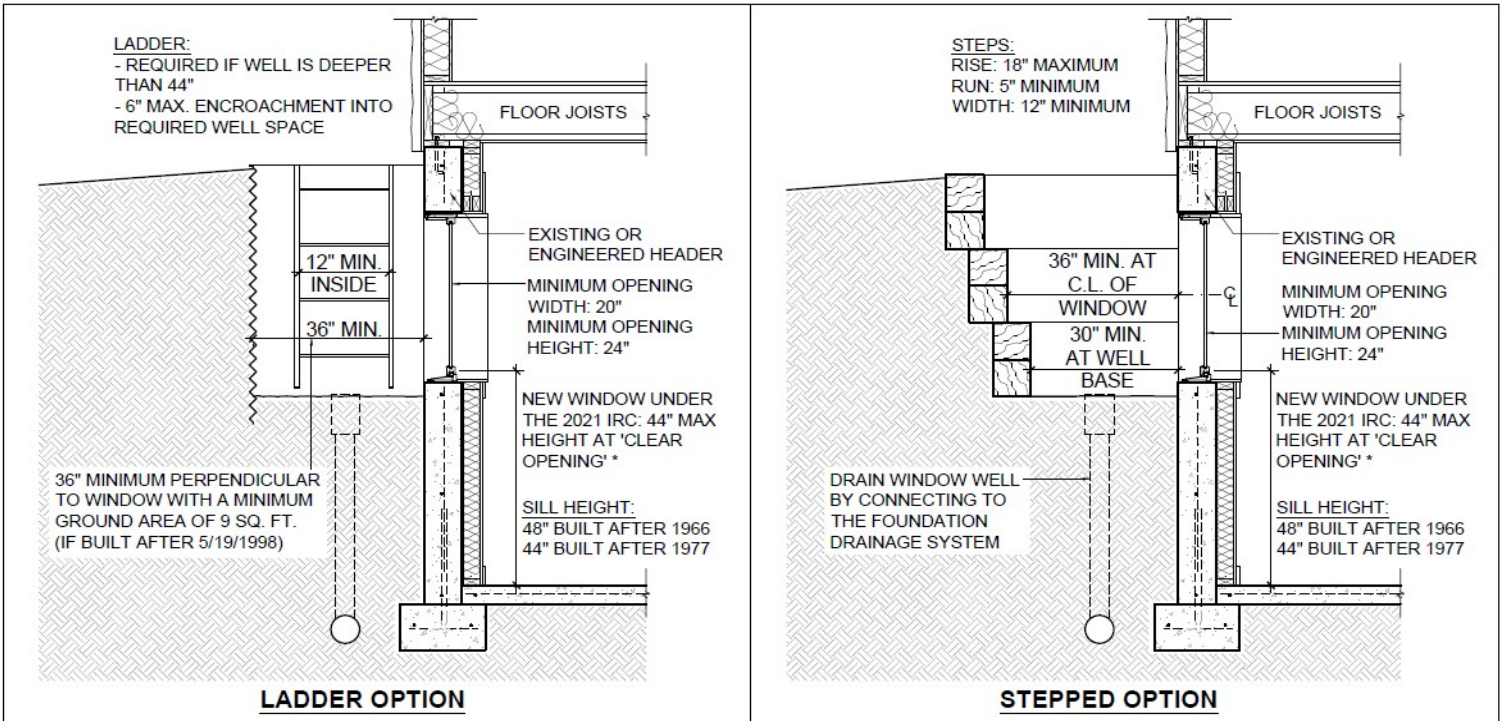


**NOTICE:** The installation of an emergency escape and rescue window (egress window) *does not* create a legal bedroom. A remodel permit (or a basement finish permit) is required to create or relocate a bedroom (there are additional code requirements specific to bedrooms).



*Emergency Escape and Rescue Opening* code requirements have changed over the years in different versions of code with added safety considerations. Windows installed/built under older codes are still considered code compliant, however current requirements provide a nominal size to allow for escape and firefighter access. *Emergency Escape and Rescue Openings* can be either doors or windows. Emergency Escape and Rescue *windows* are sometimes referred to as “egress windows” though this is code term.

**Submit the following:**

- For windows in load-bearing wood framed walls: Include the size of the new header (if needed to accommodate a wider window). For small buildings, headers can be sized according to the girder and header span charts in the current adopted codes, or headers can be sized by an engineer - include a stamped and signed engineer’s letter/drawings.
- For new or altered windows in foundation walls: Submit a letter or drawings evaluated/signed and stamped by a Colorado Licensed Engineer.

**Code Requirements:**

1. Fall protection is required for new window wells adjacent to doors and walking surfaces.
2. A net clear opening of 5.7 square feet is also required for new windows. If window is grade level or below grade, then only 5.0 square feet net clear opening is required.
3. New windows located more than 72 inches above the finished grade require a sill height of 24 inches minimum, measured from the interior floor.
4. Replacement windows shall have the same operation and same clear opening size or larger but not less than 22 inches high, 20 inches wide and 4 square feet minimum net clear opening. \*
5. New window well installation shall be designed for drainage and connected to the building’s foundation drain (if present). \*
6. If re-using of an existing window for an emergency escape will need to meet #4 and the sill height/window well depth for egress standards at time of install. (i.e. If the house was built 1966-1977, the max sill height should be 48 in., but window well depth of 36” and 9 sq. ft. was not required at that point in time). \*
7. New window wells require an unobstructed clear path to the public way (sidewalk/street). Window wells in a series may provide a metal grate window well cover, gates in a fence are permissible.

\* Indicates updates per the 2021 code.



<b>Historic Chart of Fort Collins Emergency Escape and Rescue Openings</b>			
<b>Code in effect</b>	<b>Code adoption dates</b>	<b>Code Section/Occupancy</b>	<b>Window Requirements</b>
1927 UBC	Unknown	1405/ I Occupancy	Window area not less than 1/8 floor area in all habitable rooms. (no egress standard at this time)
1958 UBC	9/25/1958 - 11/9/1966	1405/ I Occupancy*	Min. opening 12 sq.ft. of that 6 sq.ft. shall be openable.
1958 UBC	11/10/1966	Mid cycle adoption	Min. opening 5 sq. ft., no dimension less than 24", 48" sill ht max.
1970-1973 UBC	2/21/1971-11/7/1977	1404/I Occupancy*	Min. opening 5 sq. ft., no dimension less than 22", sill height 48"
1976-1991 UBC	12/13/77 - 5/19/1998	1404 and 1204/ R3 Occupancy	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44"
1997 UBC	5/19/98 - 12/31/2004	310.4/ R3 Occupancy	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44", 36" window well, with ladder.
2003 IRC	1/1/2005-10/10/2010	R310.1	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44", 36" window well, with ladder.
2009 thru 2018 IRC (all 4 codes)	10/11/2010 - 4/14/2022	R310.1	Min. opening 5.7 sq. ft. (grade & basement window allowed 5 sq.ft. openings) height 24", minimum width 20", sill height 44", 36" window well, ladder required if well deeper than 44".
2021 IRC	4/15/2022 - current	R310.2	Min. opening 5.7 sq. ft. (grade & basement window allowed 5 sq.ft. openings) height 24", minimum width 20", sill height 44", 36" window well, ladder required if well deeper than 44". Existing dwelling/existing window 4 sq.ft. opening min and 22"x20" opening min allowed.

\*\*I occupancy and R-3 occupancy both = residential