



# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

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### WINDOWS

#### Replacement Windows

Rough inspections on replacement windows are only required when the size of the fenestration is changed to accommodate the new window. Existing required egress windows cannot be replaced with noncompliant windows. Compliance with existing emergency egress codes is only required when fenestrations are enlarged to accept the new window.

If the window fenestrations are not enlarged, the applicant is encouraged to select the largest window opening that can be accommodated by the existing structural configuration.

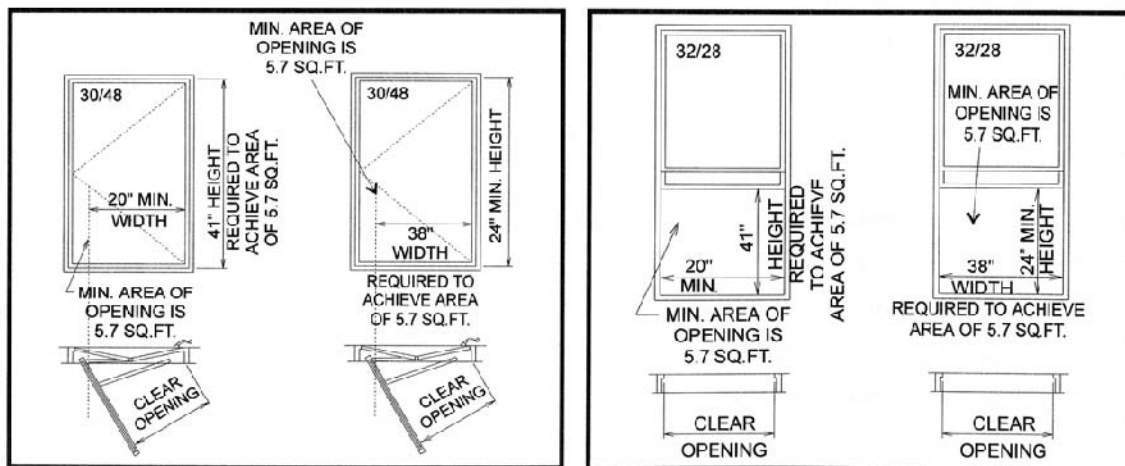
It is recommended that you consult a member of the Building Inspection Staff in the Planning and Development Services Unit for clarification on individual issues.

#### EGRESS WINDOWS

Egress windows are windows with a defined set of specifications designed to accommodate occupant escape and rescue-worker entry during a residential fire. They are required in all bedrooms located in the first four stories of a residential structure and all new basements capable of being converted into habitable space. The only exception is habitable space with egress doors exiting directly out to a public street, public alley, yard or court.

The windows must be operable from the inside to provide a full clear opening without the use of keys or separate tools. Basements containing bedrooms are required to have an emergency egress window in each bedroom, but not in adjoining areas of the basement.

Here are some examples of typical egress windows:



Casement

Double Hung

#### Window Specifications

All emergency egress windows shall have a minimum net clear opening area of 5.7 square feet. The only exception to this rule is that grade floor openings must have a minimum net clear opening of five square feet. A "grade floor" window is generally defined as being a window that can be entered without utilizing a ladder. Egress windows must have a minimum net clear opening height dimension of 24 inches. The minimum net clear opening width must be 20 inches. The sill height cannot be more than 44 inches above the finished floor.

### **Window Wells**

Window wells are required for escape egress windows located below grade. Wells must have a minimum horizontal area of nine square feet, and a minimum horizontal projection and width of 36 inches.

The area of the window well must allow the emergency escape and rescue window to be fully opened. No window well shall be deeper than 48 inches, unless ready access is made available by permanently affixed steps or a ladder. The ladder or steps shall be permitted to encroach a minimum of six inches into the dimensions of the window well. Ladders or rungs shall have a inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.