

# City of Fort Atkinson

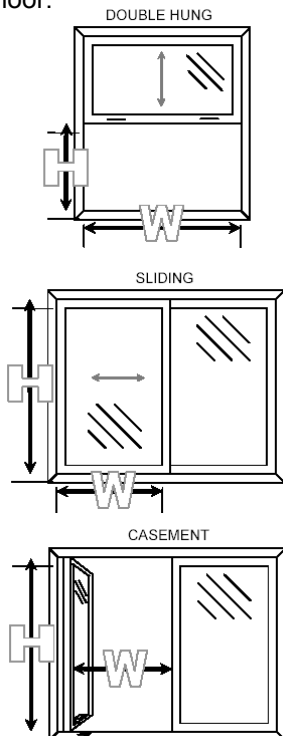
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# Egress Windows One and Two Family Dwellings

## Building Permit is required

Items needed for approval:

- Permit Application form completed.
- Three sets of Building plans showing location of window.
- Basements that include spaces for sleeping must have at least two exits. The two exits must not be reached by the same stairway or ramp, and must be located as far apart as practical. One exit must be a stairway or ramp that leads to ground level, or a door at the basement level which leads to ground level via an exterior stairs. The second exit may be reached via a stairway, ramp or an exit ("egress") window that leads to the floor level above the basement.
- Egress windows, used for exiting purposes, must be able to be opened without the use of tools. Also, the net clear opening must be at least 20" x 24" irrespective of height or width. Nominal dimensions shall be determined by rounding up fractions of inches if they are 1/2-inch or greater or rounding down fractions of inches if they are less than 1/2-inch. Windows shall have a sill height of not more than 46" above the floor.



- An egress window with any point of clear opening below adjacent grade shall be provided with an

areaway. The width of the areaway ("**B**" below) shall be at least equal to the width of the window. The areaway shall be a minimum of 36 inches measured perpendicular from the outer surface of the below-grade wall ("**A**" below). If the bottom of the areaway is more than 46 inches below adjacent grade or the top of the areaway enclosure ("**D**" below), the areaway shall be provided with a ladder or at least one additional step to aid egress. Steps used to comply with this requirement are exempt from the requirements of section COMM 21.04. Ladders or other steps used to comply with this requirement may infringe on the required area of the areaway by a maximum of 6 inches. The areaway shall be constructed such that water entering the areaway does not enter the dwelling. Guardrails or lids may be required to prevent someone from falling into the areaway.

## Inspections

**Rough Construction Inspection** is needed when framing is complete prior to any interior finished surfaces are applied.

## Other Information

- All Construction and Energy related methods must comply with the current Chapter COMM 21 and 22 of the Wisconsin Administrative Code also known as the Wisconsin Uniform Dwelling Code.
- The Wisconsin Administrative Codes may be downloaded from the Department of Commerce Safety and Buildings Website:

<http://www.commerce.state.wi.us/SB/SB-HomePage.html>