

EGRESS WINDOW FEE WAIVERS

In order to promote the retrofit of older homes with egress windows, the City of Englewood's City Council approved a motion to waive permit fees and plan review fees associated with the installation, upgrading or replacement of egress windows with the exception of egress windows installed in new construction, additions or remodels as egress windows are required per current code. The waiver does not include use tax or Arapahoe County Open Space taxes.

Fee waivers are retroactive to July 25, 2018 and will continue through December 31, 2019.

Requirements to obtain a permit for egress window installation:

- Applicant must submit a permit application. A licensed contractor is required if the property or unit is not owner occupied or the homeowner is hiring a contractor.
- Provide the dimension of the egress window.
- If the foundation will be cut horizontally or if the opening is a new opening, a State of Colorado licensed engineer must stamp the plans for the foundation cut or new opening.
- Use tax and Arapahoe County Use Tax will be paid at the time of issuance.

Current building codes require new homes with basements, habitable space attics and bedrooms to have emergency escape and rescue openings (egress windows). Current codes also require that when a new sleeping room is created in an existing basement, the new room must have an egress window. Egress windows serve two major functions. Egress windows allow you a secondary means to get out of a room but are also a means for rescue personnel to get in. Some older homes were built before there were any egress requirements and many homes were built when the egress window net free opening size was 4.3 sq. ft.

Today's building code requirements:

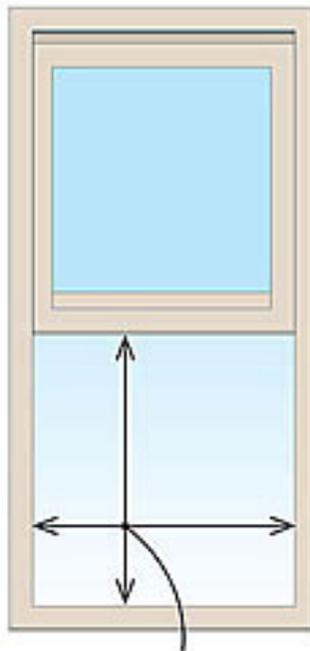
- Minimum width of opening is 20 inches
- Minimum height of opening is 24 inches
- Minimum net clear opening is 5.7 square feet or 5.0 square feet for grade floor or below grade floor.
- Maximum sill height above the floor is 44".

*Note – A window opening that is the minimum of 20 inches wide and 24 inches high does not meet egress code requirements since its net clear opening is only 3.33 square feet.

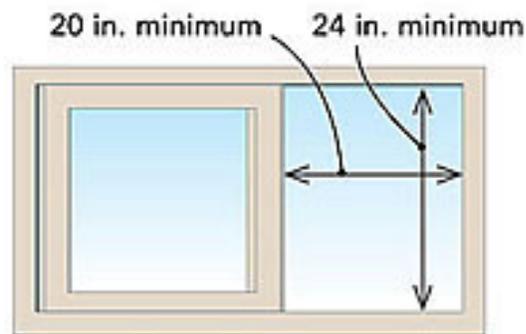
To determine if your windows meet today's requirements, open your windows fully and measure the clear width and height of the opening. Multiply the width by the height to determine if it meets the required net clear opening requirement.

Example below: $28 \times 30 = 840$ $840 \div 144 = \mathbf{5.83 \text{ square feet}}$ - Window meets code

$20 \times 24 = 480$ $480 \div 144 = \mathbf{3.33 \text{ square feet}}$ - Does not meet code



A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.

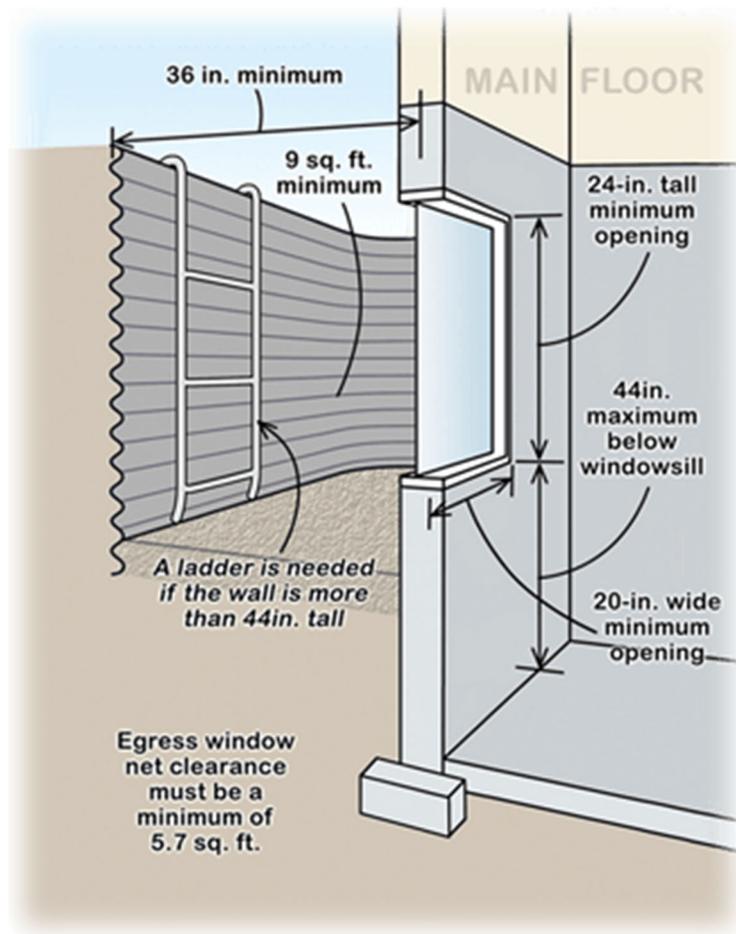


A 20-in. by 24-in. opening does not meet net-clear opening requirements.

Egress windows must be operational from the inside of the room without the use of keys, tools or special knowledge.

Window wells are required where the sill height is below grade. Window wells must:

- Allow the rescue window to be fully open
- Provide 9 square feet of “floor area” with a minimum dimension of 36 inches in width and length.
- Contain a permanently affixed ladder or steps if the window well depth exceeds 44 inches. The ladder must be at least 12 inches wide and project no less than 3 inches from the window well. The ladder or steps cannot obstruct the opening of the window or encroach on the required window well dimension by more than 6 inches.



For additional information and requirements, please contact the City of Englewood Building Division at 303-762-2356 or 303-762-2357.