CITY OF LAKEWOOD
PERMIT PROCESS ASSISTANCE HANDOUT

Permits – Civic Center North – 480 S Allison Pkwy – 303.987.7500

EGRESS WINDOWS

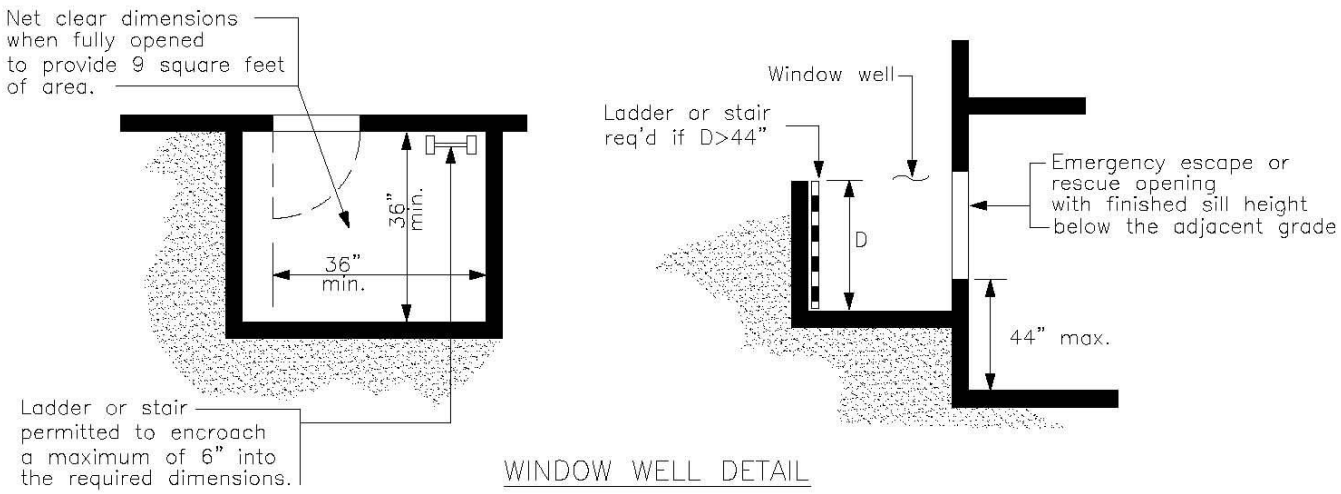
Basements, habitable attics, and every bedroom must have at least one operable egress opening. The opening must open directly into a public way, yard, court, or public alley. Where basements contain more than one bedroom, an egress opening is required in each bedroom. A structural engineer must evaluate the on-site conditions, and provide a design for the cut and reinforcement of the foundation wall when altering an existing opening or creating a new opening.

Egress window openings must comply with the following:

- The bottom of the window opening must be a maximum of 44" above the finished floor. Temporary or fixed steps are not allowed as a means to comply with the 44" requirement.
- The window in the open position must provide a minimum clear opening of 5.7 square feet and must be not less than 20" in width and 24" in height.
- The net clear opening dimensions must be obtained by the normal operation of the window from the inside, and must not require the removal of the window, or the use of any key, tool, special knowledge or effort.

Egress windows with a finished sill height located below the adjacent ground must be equipped with a window well in accordance with the following:

- The inside horizontal area of the window well must be a minimum of 9 square feet with a projection of not less than 36" from the outside of the foundation wall and a clear interior width of not less than 36".
- Where a casement window is used as the egress window, the area of the window well must allow the window to be fully opened to 90 degrees from a closed position and still maintain the minimum required net clear opening dimensions for the egress window and the minimum required interior dimensions of 36" by 36" for the window well.
- Window wells with a vertical depth greater than 44" must be provided with a permanently affixed ladder that is usable with the window in the fully open position. The ladder must have an inside width of at least 12" and project at least 3" from the wall and rungs must be spaced not more than 18" vertically with the first or bottom rung not more than 18" from the bottom of the window well. The ladder cannot encroach more than 6" into the minimum required dimensions of the window well.
- Bars, grills, covers, screens or similar devices may be installed provided they are equipped with an approved release mechanism which is openable from the inside of the window well without the use of a key, tool or force greater than that required for normal operation of the egress window.



WINDOW WELL DETAIL

We are happy you are building in Lakewood and we want to provide whatever information you require. Please call 303.987.7500 with any questions.