

CONSTRUCTION CODES AND LICENSING DIVISION
EGRESS WINDOWS FOR MANUFACTURED HOMES

1. **ANSI A119. STANDARDS:** Clear opening of not less than 22 inches in least dimensions and 5 square feet in area with bottom of the opening not more than 4 feet above the floor. (ANSI A119.1: Effective July 1, 1972, through 14, 1976.)
2. **HUD CFR 3280.106:** Clear opening of not less than 20 inches width and 24 inches height in least dimensions and 5 square feet in area with bottom of the opening not more than 36 inches above the floor. Locks, latches, operating handles, tables, and other devices, which need to be operated in order to permit existing, shall not be located in excess of 54 inches from the finished floor. (HUD Standards: Effective July 15, 1976, to present.)
3. **2006 International Residential Code (IRC) Sec. 310:** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. (See exception in R310.1.1 for 5 square feet.) The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.

Options #2 and #3 above may be acceptable for municipalities that adopt ordinances for “Pre-Code Manufactured Homes” (homes built prior to July 1, 1972).

Note: Manufactured homes built from July 1, 1972, thru June 14, 1976, shall have egress windows in compliance with ANSI A119.1 or HUD windows in compliance with HUD CFR 3280.106 in every bedroom. All basements when installed under manufactured homes shall meet the egress requirements of the Minnesota State Building Code, 2000 IRC Section 310.

Last revised: Jan. 2, 2008