

# Licensed Single Family Homes

**Laura Huseby**  
**Butch Rieland**  
**Jarrold Schmoll**  
**Dustin Icks**

**Deputy State Fire Marshal**

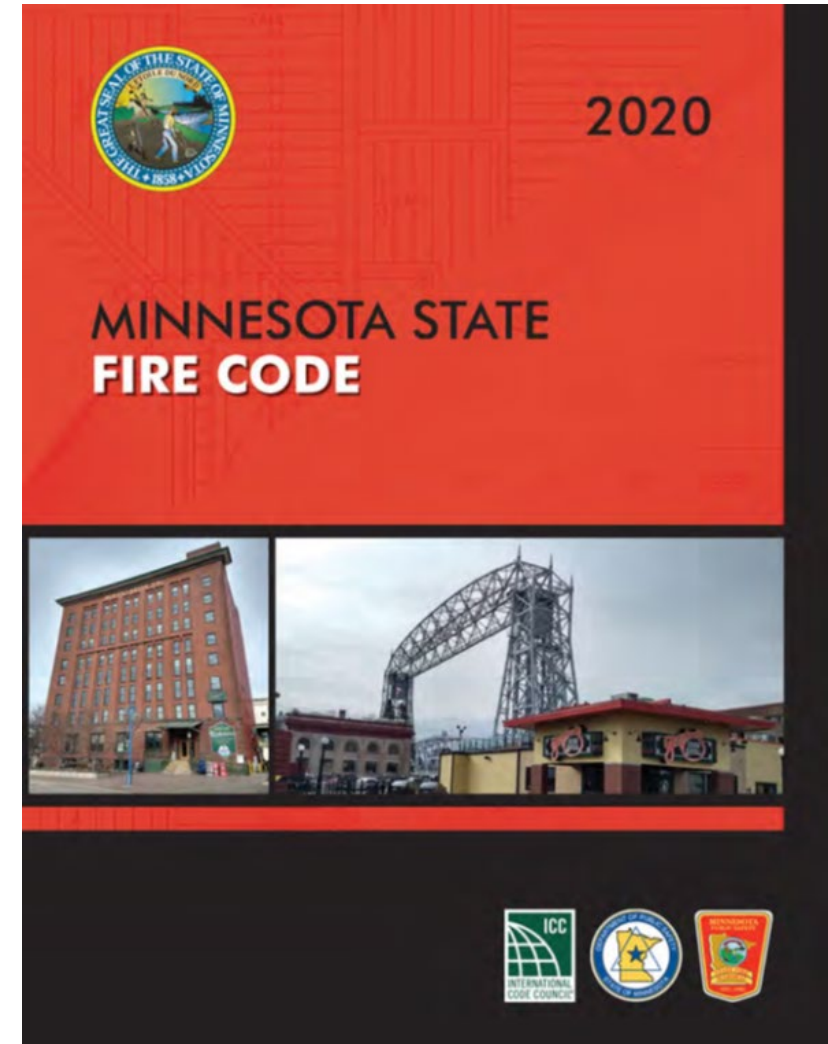


**MINNESOTA STATE FIRE MARSHAL DIVISION**

**445 Minnesota Street; Suite 145 Saint Paul, MN 55101**

# Topics

- Exits
- Windows
- Window Wells
- Stairs
- Guardrails
- Handrails
- Locks/Latches
- Premises Identification
- Kahoot



# Exits



# Exits

- **Every room shall have access to at least one exit.**
- **Every room used for sleeping by anyone receiving licensed care including basements used for childcare, shall have at least one "emergency escape" that is separate from the main exit in that space.**

# Emergency Escape

- **Escape Window**
- **Automatic sprinkler system**
- **Room has a door leading directly to exterior**
- **Second separate means of escape**

# Locks/Latches

- Shall be readily openable from the egress side without the use of a key or special knowledge or effort.



# Locks/Latches



# Locks/Latches





# Escape Windows Openings

Must meet all 4 (Existing)

Minimum of 648 square inches (4.5 square feet)

Minimum of 20" width

Minimum of 20" height

Maximum of 48" from the floor to the sill opening

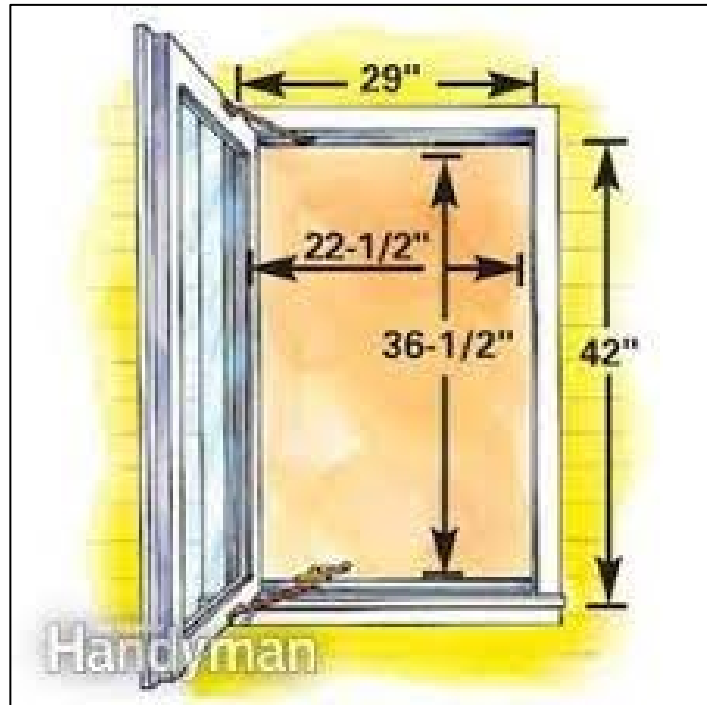
This is the absolute minimum accepted

<https://dps.mn.gov/divisions/sfm/fire-code/Pages/fire-code-information-sheets.aspx> See Egress Windows/Emergency Escapes.

# Slider/ Double Hung Windows



# Casement Windows



# Awning Windows



# Coverings on Escape Windows

## Coverings on escape windows

Due to climate conditions in Minnesota and lack of energy efficiency in older windows, the following is allowed for existing escape windows

- Plastic coverings are allowed on escape windows (and exterior doors) if the plastic covering meets the following requirements:
  - ✓ The plastic covering is readily transparent.
  - ✓ The occupant can see rescuers outside and rescuers can see people on the inside.
  - ✓ The plastic covering may only be attached on the inside and can only be attached to the window frame or structure with two-sided tape, hook and loop (Velcro) or static cling.
  - ✓ The plastic shall have enough material overhanging the attachment on all sides, top and bottom to facilitate grabbing it from any direction and allow easy removal.

# Window Wells

- **Must allow escape window to fully open**
- **Minimum accessible clear opening 9 square feet with min dimension of 36"**
- **If vertical depth exceeds 44" need a ladder permanently affixed in the well**
- **Ladder must be accessible with window fully open and not interfere with window operation**

# Window Wells



# Window Wells- Casement





# Window Wells



# Window Wells



# Window Wells



# Window Wells



# Coverings on Window Wells

## **Covers over window well openings**

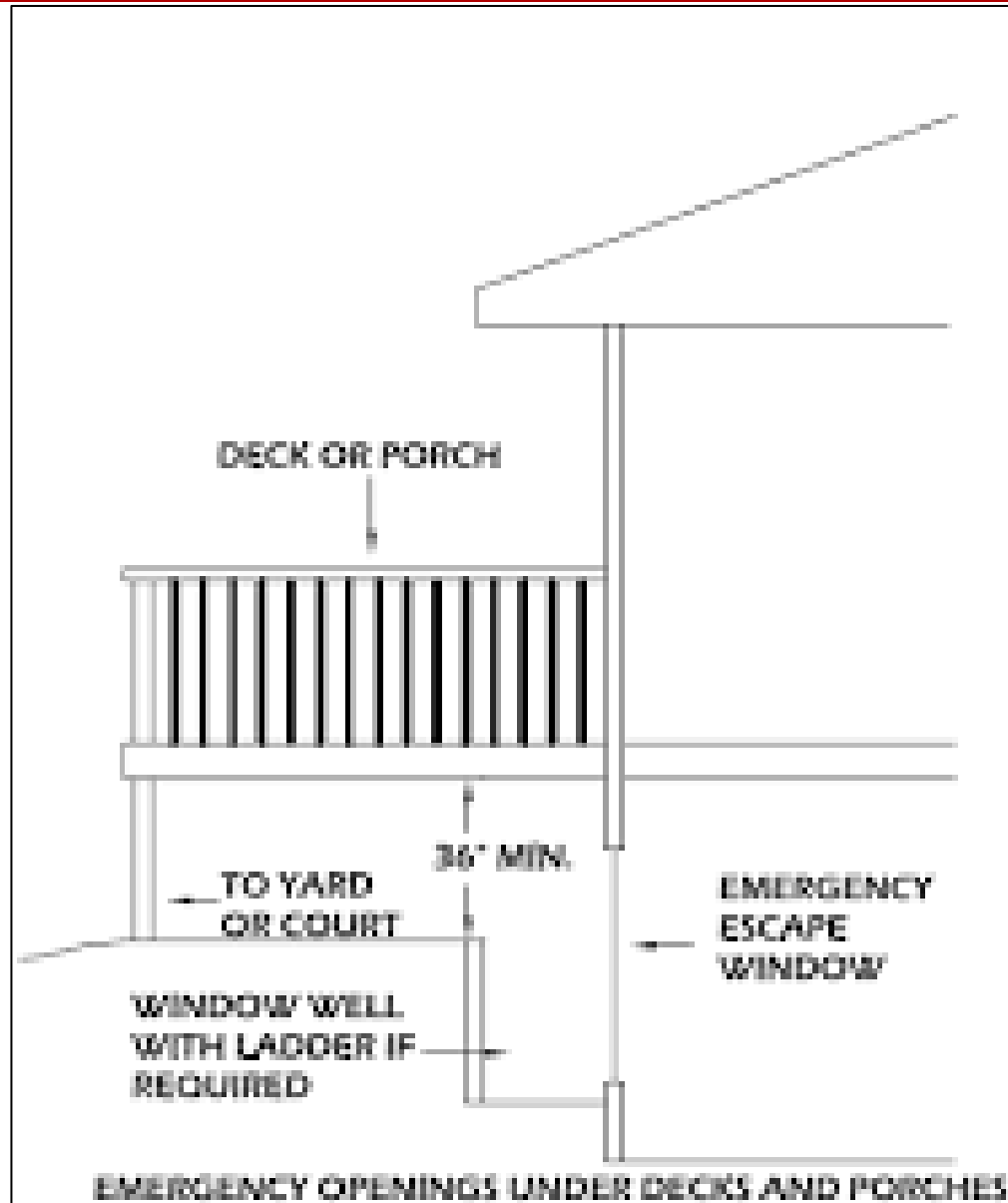
Window wells may be covered to keep them clear of debris, toys, snow, rain, and to help prevent people from falling in. The cover must comply with the following requirements:

- The covering does not interfere with the opening of the window in any way.
- The covering will be supported so it can't freeze to the ground, window well or structure.
- The covering is removable without the use of tools or special knowledge of the window well area by the building occupants

# Window Wells (Ladders)



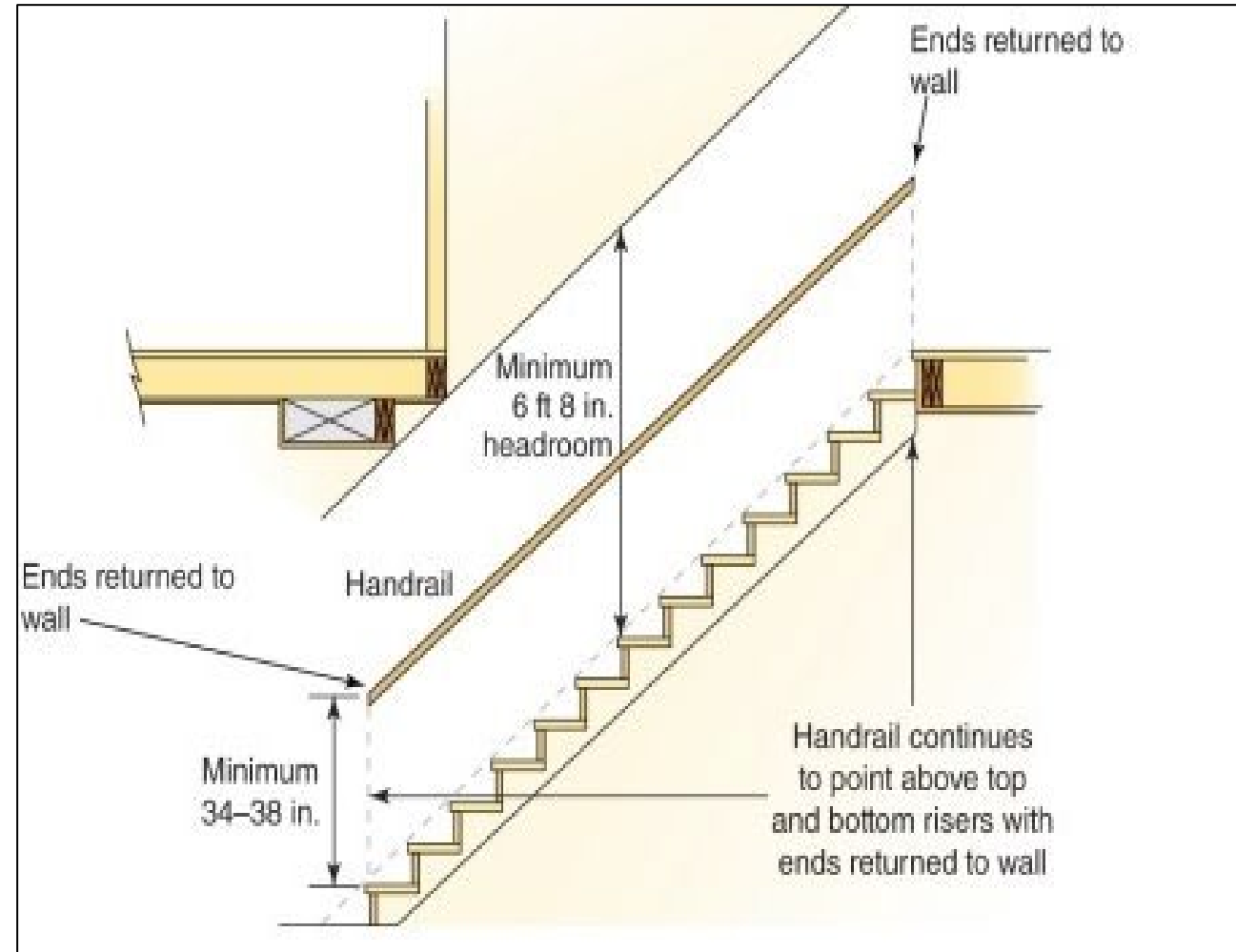
# Windows Under Decks



# Stairway Code Requirements by the numbers

## According to the 2020 MN Building Code:

- Ceiling Height from nose of stair must be 6'8" - includes clearance to light fixtures
- Risers on stair must be a minimum of 4.0" and a maximum of 7.75 inches (7 3/4 inches)
- Treads must be 10.0 " in depth
- Width of a stair not less than 36 inches (some exceptions apply)
- The triangular opening formed by the bottom of the guardrail, riser nose and tread shall not allow passage of a 6" sphere through the opening





# Guardrails on Stairs, Decks



- When serving as the handrail, must be at a height of 34-38" - same as handrail heights;
- Required on the open side of stairways, ramps or landings more than 30" from floor or grade, measured from highest to lowest point;
- Required for interior stairs and exterior decks, porches and ramps.

# Guardrails

## Guardrails for residential buildings

- **36” minimum height along means of egress**
- **30” minimum height along open sides of stairs**
- **Balusters spaced to prevent the passage of a 4” sphere for the height of rail**
- **Existing open guards “may” be acceptable if approved by the building code official**



# Guardrails

All stairs, landings, decks or walking surfaces located more than 30” above the floor or grade below shall be provided with guards and/or a handrail.

These are also referred to as “Juliet Balcony” rails.



# Handrails

- **Construction of handrails for a minimum height of 34 inches to a maximum of 38 inches, measured at stair tread nosings, fittings or bendings to accommodate a continuous transition may be higher;**
- **Continuous from top step to bottom step of any flight or ramp;**
- **Handrail gripping surface may not be less than 1.25 (1 ¼") inches or more than 2.0 inches in diameter;**
- **Handrails shall not rotate in their fittings;**
- **Clear space between the handrail and the wall shall be a minimum of 1.5 or 1 ½ inches and adjacent wall surface finishes shall be free of sharp or abrasive elements;**
- **Handrails shall return to the wall, guard or the walking surface or shall be continuous to an adjacent flight of stairs or ramp run.**



# Handrails



# Handrail Varieties and Materials



# Premises Identification

- Address numbers are required for all buildings
- Plainly visible and legible from the street
- Numbers shall contrast with their background
- Rural areas vary by county:  
E911 addressing signs,  
Fire number signs,  
Address on mailbox, etc.



# Premises Identification





# Premises Identification





# Questions

**Website: <https://sfm.dps.mn.gov>**



# Thank you

**MINNESOTA STATE FIRE MARSHAL DIVISION**

445 Minnesota Street; Suite 145 Saint Paul, MN 55101

Website: <https://sfm.dps.mn.gov>

Phone: (651) 201-7200