

**Q: Do I need to get a permit to replace existing doors and windows?**

**A:** Yes. Yes. Use the Residential Building permit application. Please use our online portal to apply: [blm.mn/portal](http://blm.mn/portal). A permit is required for ALL window replacements and exterior door replacements, including the door from the garage to the house.

**Q: Are there any special requirements I should know?**

**A:** Yes. The following are items to be aware of:

1. Any door leading from the home directly into a garage must be a minimum 1-3/8 inch solid wood door, 1-3/8 inch solid or honeycomb steel door, or a 20-minute fire-rated door. Unless specialty fire glass, there should be no glass in the door.
2. Any glass within 24 inches of either side of a door must be safety glazed.
3. All glazing within doors must be safety glass.
4. Per the 2015 Minnesota State Building Code, safety glazing is required in fixed or operable windows when ALL of the following conditions are met:
5. Any glazing installed within bathing areas less than 5 feet high from the drain must be safety glazed.
6. Safety glazing is required adjacent to stairways, landings and ramps within 36 inches of the walking surface when the glass is less than 36 inches above the plane of the walking surface.
7. If you have a swimming pool or hot tub area, call the Building and Inspection Division at 952-563- 8930 for regulations.
8. Any glazing, within 5 feet of the bottom of a stairway and less than 36 inches above the landing must be safety glazed. Stairway may be interior or exterior.
9. All windows and doors must have corrosion resistant flashing installed over the top of the unit unless otherwise specified by manufacturer's installation requirements.
10. All windows and doors must conform with the Minnesota Energy Code. The maximum U Value allowed is .32.

**Clarification:** A .37 U-Value would **not** comply. A .30 U -Value is **better** than a .32 U-Value.

**Q: What are the requirements for replacement of bedroom egress (escape) windows?**

**A:** The 2015 *Minnesota State Building Code* requires the following:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for a greater window opening than the existing.

2. The rooms are not used for any Minnesota state licensed purpose requiring an egress window.

**The current egress code is as follows:**

1. A minimum net clear opening of 5.7 square feet.  
Exception: Grade floor openings may have a minimum net clear opening of 5 square feet.
2. The minimum net clear opening height shall be 24 inches. For double hung windows this means the measurement is for the lower sash only, not a combination of both sashes.
3. The minimum net clear opening width shall be 20 inches. Most commonly a casement window.  
The maximum height from the floor to the sill, to bottom of clear opening, is 44 inches.
4. Each sleeping room shall have a minimum of one window meeting these requirements or a door leading directly out of the room to the exterior of the home.

**Note:** For more information or additional handouts, visit [BloomingtonMN.gov](http://BloomingtonMN.gov), keyword: Egress escape windows.

**INSPECTIONS REQUIRED:**

- For window and door replacements, like for like, no change in size, a final inspection is required after the work is completed.
- If the window is a bay window, bow window or if the size of the window is increasing, a framing and final inspection is required.
- The required smoke and carbon monoxide detectors must be installed and functioning at the final inspection. See smoke and CO detector handouts for more information.
- Access to the interior of the structure must be provided by someone 18 years of age or older.

The State of Minnesota requires that residential building contractors, remodelers and roofers obtain a State License unless they qualify for a specific exemption from the licensing requirements. Homeowners may request the contractor's certification or license number. The contractor or homeowner are required to apply for the permit.

Contractors performing work involving only one special skill as well as contractors with less than \$15,000.00 in annual receipts are exempt from licensing. Any person claiming an income exemption must provide a copy of a Certificate of Exemption from the Department of Labor and Industry, to the City, before a permit can be issued.

To determine whether a particular contractor is required to be licensed or to check on licensing status of individual contractors, please call the Minnesota Department of Labor and Industry at 651-296-2594, or toll free at 1-800-657-3602.

## Calculating open area for window in square feet

Height	Width																
	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"
24"	3.3	3.5	3.7	3.8	4.0	4.2	4.3	4.5	4.7	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0
26"	3.6	3.8	4.0	4.2	4.3	4.5	4.7	4.9	5.1	5.2	5.4	5.6	5.8	6.0	6.1	6.3	6.5
28"	3.9	4.1	4.3	4.5	4.7	4.9	5.1	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.6	6.8	7.0
30"	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	6.3	6.5	6.7	6.9	7.1	7.3	7.5
32"	4.4	4.7	4.9	5.1	5.3	5.6	5.8	6.0	6.2	6.4	6.7	6.9	7.1	7.3	7.6	7.8	8.0
34"	4.7	5.0	5.2	5.4	5.7	5.9	6.1	6.4	6.6	6.8	7.1	7.3	7.6	7.8	8.0	8.3	8.5
36"	5.0	5.3	5.5	5.8	6.0	6.3	6.5	6.8	7.0	7.3	7.5	7.8	8.0	8.3	8.5	8.8	9.0
38"	5.3	5.5	5.8	6.1	6.3	6.6	6.9	7.1	7.4	7.7	7.9	8.2	8.4	8.7	9.0	9.2	9.5
40"	5.6	5.8	6.1	6.4	6.7	6.9	7.2	7.5	7.8	8.1	8.3	8.6	8.9	9.2	9.4	9.7	10.0
42"	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.0	9.3	9.6	9.9	10.2	10.5
44"	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0
46"	6.4	6.7	7.0	7.3	7.7	8.0	8.3	8.6	8.9	9.3	9.6	10.0	10.2	10.5	10.9	11.2	11.5
48"	6.7	7.0	7.3	7.7	8.0	8.3	8.7	9.0	9.3	9.7	10.0	10.3	10.7	11.0	11.3	11.7	12.0
50"	6.9	7.3	7.6	8.0	8.3	8.7	9.0	9.4	9.7	10.1	10.4	10.8	11.1	11.5	11.8	12.2	12.5
52"	7.2	7.6	7.9	8.3	8.7	9.0	9.4	9.8	10.1	10.5	10.8	11.2	11.6	11.9	12.3	12.6	13.0
54"	7.5	7.9	8.3	8.6	9.0	9.4	9.8	10.1	10.5	10.9	11.3	11.6	12.0	12.4	12.8	13.1	13.5
56"	7.8	8.2	8.6	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0
58"	8.0	8.5	8.9	9.3	9.7	10.1	10.5	10.9	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.1	14.5
60"	8.3	8.8	9.2	9.6	10.0	10.4	10.8	11.3	11.7	12.1	12.5	12.9	13.3	13.8	14.2	14.6	15.0

## Code history requirements for dwelling egress windows

The chart below indicates the minimum allowable size of egress windows when reducing the size of a window opening. The minimum allowable size is determined by the year the home was built.

U.B.C.	Section	Sill height	Net opening	Minimum height	Minimum width
1961	No requirement	No requirement	No requirement	No requirement	No requirement
1964	3320.0	48"	5.0 Square feet	24"	24"
1967	3320.0	48"	5.0 Square feet	22"	22"
1970 - 1973	1404.0	48"	5.0 Square feet	22"	22"
1976	1404.0	44"	5.7 Square feet	24"	20"
1979 - 1991	1204.0	44"	5.7 Square feet	24"	20"
1994	310.4	44"	5.7 Square feet	24"	20"