

Exit Requirements

Exit requirements are based on the size of your building, along with the type of occupancy and exit access. The table below defines the requirements that must be met in order to provide 1 exit access in your building. Anything that exceeds these conditions must provide additional exits depending on the size of the building and the occupancy. There are many different requirements for exits, and a licensed design professional will be familiar with the requirements. Most alterations to buildings will also require a plan review by the building department.

TABLE 1019.2
BUILDINGS WITH ONE EXIT

OCCUPANCY	MAXIMUM HEIGHT OF BUILDING ABOVE GRADE PLANE	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE
A, B ^d , E ^e , F, M, U	1 Story	49 occupants and 75 feet travel distance
H-2, H-3	1 Story	3 occupants and 25 feet travel distance
H-4, H-5, I, R	1 Story	10 occupants and 75 feet travel distance
S ^a	1 Story	29 occupants and 100 feet travel distance
B ^b , F, M, S ^a	2 Stories	30 occupants and 75 feet travel distance
R-2	2 Stories ^c	4 dwelling units and 50 feet travel distance

Egress Requirements

The Minnesota State Building Code covers several different areas involved in the safety of individuals in being able to get out of a building in the event of an emergency. This includes egress width, illumination, accessibility, stairways, etc. Most requirements depend on the occupancy, size, and exit access. A licensed design professional will include this in their design, and will be reviewed by the building department. This section will primarily deal with residential requirements for egress.

Apartments

Apartments must meet the requirements of egress for sleeping rooms, which are defined in the building code. The minimum clear opening height dimensions shall be 24 inches, the minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening. The maximum height to the clear opening to the finished floor shall be no more than 44". Any window wells that are installed shall have a minimum area of 9 sq ft, and the minimum dimension in any direction shall not be less than 36". If the depth of the sill is more than 44", a ladder must be installed.