

Detached Accessory Structures

Residential (1 & 2 Family Dwellings)

One-story detached accessory structures, used as residential tool and storage sheds, playhouses and similar if the floor area does not exceed 200 square feet (18.58 m²)

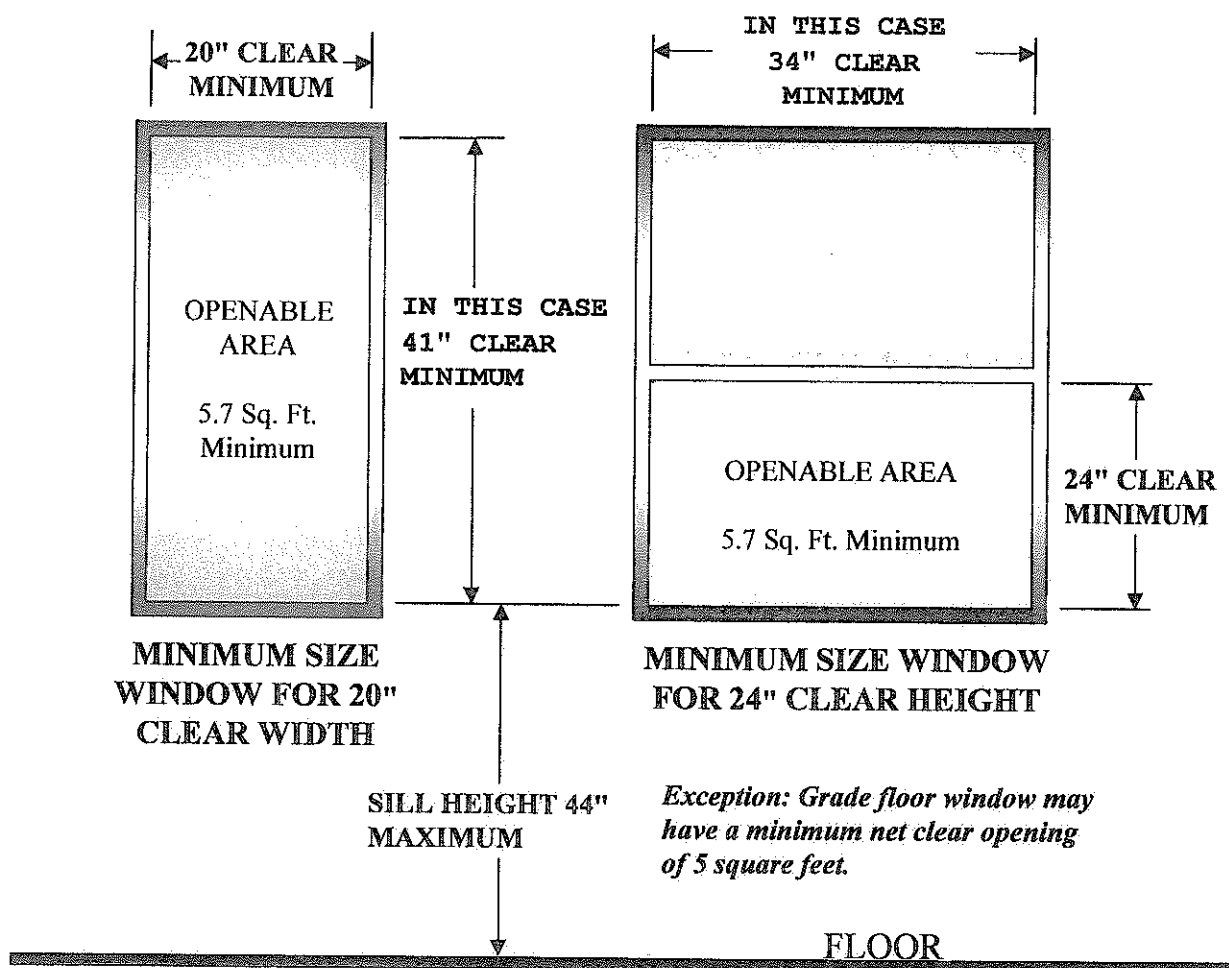
All others

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).

105.2. Work exempt from permit. Exemption from the permit requirements of the code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code or any other laws or ordinances of this jurisdiction.

Note: Zoning permits are still required in zoned communities.

EGRESS WINDOWS



Sleeping Room Egress Opening, Minimum Dimensions

R310.1 Emergency escape required. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue. The units must be operable from the inside to a full clear opening without the use of a key, tool or special knowledge. Where windows are provided as a means of escape or rescue, they shall have a sill height of not more than 44 inches above the floor. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window from the inside. Escape or rescue windows with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section 310.2

R310.1.1 Minimum size. All emergency escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet.

Exception: Grade-floor windows shall have a minimum net clear opening of 5 square feet.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 22 inches.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

Egress windows are required in every room used for sleeping purposes (bedrooms) on any floor and in basements with habitable space. If you are constructing a new home, the code requires that you put an egress window in each bedroom. It also requires an egress window in the basement if habitable rooms will be finished in the basement. If you install a basement bedroom or bedrooms, an egress window is required in each bedroom but you need not provide another egress window if there are other habitable rooms in the basement. The bedroom window(s) suffices for the habitable rooms.

If you have an existing home and you add a sleeping room in an unfinished basement, the code requires that you install an egress window in the sleeping room or rooms. Likewise, if you create habitable space in your basement other than a bedroom and you currently do not have an egress window, the code would require that you install one as part of the installation of the habitable room.

An egress window must satisfy four Michigan Residential Code (MRC) criteria:

Minimum width of opening: 20 in.

Minimum height of opening: 24 in.

Minimum net clear opening: 5.7 sq. ft.

Maximum sill height above floor: 44 in.

The window must have a minimum net clear opening of 5.7 sq. ft. Net clear opening refers to the actual free and clear space that exists when the window is open. It is not the rough opening size or the glass panel size, but the actual opening a person can crawl through.

The window opening must be operational from the inside without keys or tools. Bars, grilles and grates may be installed over windows but must be operational without tools or keys and still allow the minimum clear opening.

At first glance, you might assume that a 20-in. by 24-in. window would be acceptable for egress. However, those dimensions would yield a net clear opening of only 3.3 sq. ft. To achieve the required net clear opening of 5.7 sq. ft., a 20-in. wide window would have to be 42 in. high. Likewise, a 24-in. high window would have to be 34 in. wide.

Width	Height
20	41.25
21	39.25
22	37.50
23	35.75
24	34.25
25	33.00
26	31.75
27	30.50
28	29.50

Width	Height
29	28.50
30	27.50
31	26.50
32	25.75
33	25.00
34	24.25
35	23.50
36	23.00
37	22.25