



**City of Twin Falls  
Building Department**  
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**Re: Emergency Window Escape Policy for Existing Dwellings (bedroom egress windows)**

All bedroom egress windows shall meet the minimum code standard for when the dwelling and/or

bedroom was *originally* constructed. All **new bedrooms** within existing dwellings will need to meet current code. Window(s) can still be replaced on **existing homes** without a permit (when they are the same size “like-for-like” and NO framing is done). Any remodel, flood repair, fire damage that involves the removal of wall finishes and exposes egress window(s) in the *affected* area of work that didn’t meet the code for when it was originally installed, shall require the window(s) to be upgraded. This meets the intent of section 102.7 and 102.7.1 of the 2018 IRC (see attached).

The following is a breakdown of code history for egress windows:

- There was **NO** UBC requirement/standard for egress windows prior to 1964.
- **1964 UBC** for group H & I occupancies (hotels, apartment houses, dwellings, lodging houses, monasteries and nunneries) all sleeping rooms on the 4th floor and below, shall have at least one openable window or exterior door to permit emergency exit and rescue. Windows shall have a sill height of not more than **48** inches above floor, and provide not less than **5** square feet of openable area with no dimension less than **22** inches.
- **1976 UBC** changed to require the minimum openable area of **5.7** square feet, the maximum sill height lowered to **44** inches, the minimum openable height increased to **24** inches and the minimum allowable openable width reduced to **20** inches.

Sincerely,

Matthew Long  
Building Official

## SCOPE AND ADMINISTRATION

this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

**R102.6 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

**R102.7.1 Additions, alterations or repairs.** *Additions, alterations* or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. *Additions, alterations, repairs* and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

## PART 2—ADMINISTRATION AND ENFORCEMENT

### SECTION R103 DEPARTMENT OF BUILDING SAFETY

**R103.1 Creation of enforcement agency.** The department of building safety is hereby created and the official in charge thereof shall be known as the *building official*.

**R103.2 Appointment.** The *building official* shall be appointed by the *jurisdiction*.

**R103.3 Deputies.** In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

### SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL

**R104.1 General.** The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

**R104.2 Applications and permits.** The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection and *alteration* of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

**R104.3 Notices and orders.** The *building official* shall issue necessary notices or orders to ensure compliance with this code.

**R104.4 Inspections.** The *building official* shall make the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

**R104.5 Identification.** The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

**R104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the *building official* or designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a reasonable effort to locate the owner, the owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

**R104.7 Department records.** The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for the retention of public records.

**R104.8 Liability.** The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the *jurisdiction* in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

**R104.8.1 Legal defense.** Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the *jurisdiction*