



City of Hagerstown PCAD Newsletter

A monthly newsletter that includes tips, information, and important links from each of our three divisions:
Permits, Planning and Neighborhood Services.
"Committed to Safety, Dedicated to Partnership and Progress"

Permits



Windows and Stair Replacement Do You Need a Permit?

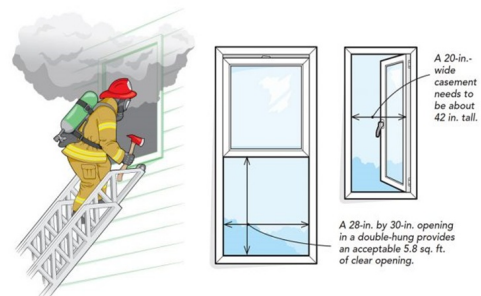
A permit IS required to construct new or when replacing existing means of egress.

Permits are NOT required to replace windows; **however**, if the window opening must be enlarged or construction of a window well is necessary for an emergency escape window, then a permit is required.

Neighborhood Services

Emergency escape windows are required in all bedrooms. The standards used for existing properties, that have not been altered, are the dimensions allowed at the time of construction as long as the intent of the emergency escape code is met.

However, a 3rd floor attic space altered into a habitable bedroom or a basement bedroom must meet the currently adopted building code requirements for emergency escape openings.



Planning



Properties located in a Historic District must meet the historic district guidelines for exterior design which includes the windows and means of egress. Be sure to obtain these approvals prior to submitting permit applications as this could delay your project due to HDC meeting schedules.



Rolled up ladders cannot be used as a means of egress. Although they are sold as a means to escape from the home, there are no codes supporting these types of ladders as a means of egress.

HUB BUB PODCAST



Next episode:

Listen to the Hub-Bub podcast on or after Wednesday, October 20th. We will be discussing means of egress and emergency escape windows. Points of interests will be why are these items required, what are the requirements for means of egress and escape windows, and fire prevention month?

If you have something you would like to know more about or suggestions for what is featured in the newsletter, please send an email.

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