

# Replacement Basement Window Installation in Utah

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Are you looking to **install new windows in your basement or replace an existing one**? If so, look no further than Advanced Window Products! We are window contractors with the expertise and experience required for this type of job. Contact us to schedule a free in-home consultation or make an appointment to visit our showroom in Salt Lake City.

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## Replacing Basement Windows

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New basement windows with better insulation and seals will help you save on your heating and cooling bills. There are many window styles available for basement windows.

### Slider Windows

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Slider windows work on a sliding track similar to [sliding glass doors](#). These exist in egress sizes and in smaller sizes. In addition to the convenience of sliding, basement slider windows are the most secure and affordable option.

### Single-Hung and Double-Hung Windows

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Both single-hung and double-hung windows are your traditional window styles.

These are the classic windows that appear on the front of most homes. The difference between the two is that window panes can slide up and down on double-hung windows. With single-hung windows, it's just one.



## Casement Windows

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Casement windows open using a crank handle, and they are generally easier to open than other styles. Casement windows aren't always egress-friendly, which is something to keep in mind when considering them for a basement that you want to have considered a bedroom, but may be great for a basement bathroom window.

## The Latest in Window Technology for Basement Windows

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Some of the highlights of the windows we install in basements include:

- **Advanced Insulation:** We offer windows that have advanced insulation technology. This means that you can keep your heat and air conditioning inside of your house instead of leaking it to the outside. By trapping heat and air conditioning inside, your HVAC unit will not have to work as hard, reducing your utility bills.
- **UV Reflection Technology:** If you would like a resistant UV glaze on your windows, we can make this happen as well. If you have furniture in your basement, you need to protect it from fading. That is where our unique UV resistant glaze can be helpful.

- ***Security and Privacy:*** We design all of our windows with your security and privacy in mind. Our windows are incredibly strong and durable. They will stand up to routine wear and tear. If you would like to tint or frost your windows for added privacy, we can make this happen.

## **Basement Windows: Frequently Asked Questions**

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### **What Is An Egress Window?**

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One of the essential parts of every basement in Utah is an egress window. An egress window is a window in the basement that is large enough for people to escape in case of an emergency. Some older basements have windows that are too small for someone to use. These should be enlarged so that someone can use them to escape. In general, an egress window needs to be within 44 inches of the floor, at least 20 inches wide, and at least 24 inches tall. An egress window must also be able to be opened from the inside.

### **Do I Need an Egress Window in the Basement?**

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### **Can Basement Windows Be Enlarged?**

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### **How To Measure Basement Windows?**

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### **My Basement Is Finished; Can You Still Install the Egress Window System?**

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### **Do I Need a Permit for an Egress Window in Utah?**

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## Why Replace Your Old Basement Windows?

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If your basement windows have deteriorated to the point that they are now difficult to open and close, or if they are drafty and leaky, it's probably time for basement window replacement. Worn-out, outdated basement windows can have a big negative impact on energy efficiency, comfort, convenience, and the appearance of your home.

In previous construction eras, home builders focused much more on the overall quality of windows on the main floors than on basement windows. Very often, low-grade steel or cheap wood framing was used for basements. Consequently, basic basement windows in many older homes have deficiencies that lead to problems such as these, among others:

- Low energy efficiency due to cold and hot air leaks
- Water leaks around window frames promoting damage and mold growth
- Significant heat loss through single-pane glass
- Rusted steel window frames that are hard to open or close
- Rotted and peeling wood window frames
- Intensive maintenance to keep steel or wood frames presentable and functioning (scraping, sanding, painting, reglazing, etc.)

Basement windows should be large enough for an average-sized person to fit through them in the event of an emergency. People can use them to escape above ground if there is a fire or other hazard preventing them from using the stairs. For this reason, basement windows in a legal bedroom must also open. Basement windows can also have an aesthetic function. Larger egress windows can have a pleasing aesthetic to them. They can also allow much more light into your basement than the small, rectangular windows of old.

## Requirements for Basement Window Installation

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Anyone who has a basement in their home needs to ***make sure it meets fire code regulations***. One of these regulations is to have a legal egress window for any room to be considered a bedroom. This window is in place to allow people in and out of the basement in the event of a fire. An **egress window must meet certain requirements, including:**

- The bottom of the basement window must be within 44 inches of the floor. This is important for ensuring that everyone can reach the window if necessary to escape.
- The opening of the basement window should be at least 20 inches in width by 24 inches in height. The larger the opening, the easier it will be for people to fit through if they need to escape.

## Importance of Bedroom Basement Windows

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When homeowners are looking to sell their house, it is important to make sure that the number of bedrooms in the home is accurate. This is because the more bedrooms a home has, the more value the house carries. For those with a basement, it is important for everyone to understand that the rules and regulations surrounding what can and cannot be considered a bedroom are different in the basement than in other areas of the home. In particular, a basement bedroom requires a larger window than other bedrooms in the home. ***While not all basements are going to require a window, they will certainly require a window in order to be considered a legal bedroom.*** In the event of a fire, the door to the basement could be blocked by the flames. Because the basement is underground, another door might not be possible. This makes the egress window ***important for safety purposes.***

## Size Requirements for Basement Windows in a Bedroom

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***While an egress window meets fire code regulations, it is not enough to allow the classification of a basement as a bedroom.*** In order to classify a basement as an extra bedroom, there are several additional requirements that must be met.

- The opening of the window itself will need to be at least 5.7 square feet. Most people will elect to go with a window of six square feet to be safe.
- The window should be at least 36 inches wide.
- The window well should be no more than 44 inches off of the floor.

Anyone looking to sell their home should make sure that they maximize the value of their home by ensuring that their basement meets the requirements of a legal bedroom.

## Fire Code Regulations for Basement Window Installations

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Egress windows are important because they help basements meet the fire codes regulations. These regulations are put in place for safety purposes. Over time, house fires have been studied extensively by researchers. Their outcomes have been analyzed from a number of different directions. Research has determined that certain regulations in the fire codes today can ***help minimize the chance of injury or death in the event of a fire.*** One of these regulations surrounds the idea of an egress window. Having an egress window can allow people trapped inside to escape while also allowing firefighters from outside into the building to rescue residents and fight the fire. Among the fire code regulations requiring an egress window are regulations governing where sprinklers are required, where carbon monoxide alarms are required, and the rules surrounding access to doors and staircases.

## Basement Window Replacement Costs

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Some variables must be factored into the total cost of any type of window replacement. Plus basement windows have their special considerations. There are great cost-saving opportunities, but it's important to be clear on all the cost factors to make informed choices:

- **Window Material:** One important opportunity you have when selecting replacement windows for basement installation is your choice of window frame material. Today's most popular window frame options are vinyl, wood, and aluminum. ***Vinyl windows have proven to be more energy-efficient and durable***, and even more affordable than wood or aluminum alternatives. Aluminum frames are less energy-efficient and wood is less durable.
- **Retrofit or Full-Frame Replacement:** Replacing the complete window frame for a basement window requires a nail fin design (flange around the window for securing to the original framing). This adds about 10% to 15% to the cost of simply retrofitting a replacement window into the existing frame.
- **Window Type:** The purposes of your replacement windows, for your basement or any other interior space, can impact the price.
- **Basement Egress:** Some municipalities, HOAs, and other authorities over building safety require at least one point of basement egress. An egress in a home is an additional route for escape in the event of an emergency. Especially if you have a bedroom in the basement, an egress window is likely to be required, unless you have a walk-out exit. Egress windows often cost more because the replacement window will be larger than the existing basement window.
- **Glass Type:** Energy-efficient glass types help reduce energy bills. Low-E glass, double-pane or triple-pane krypton- or argon-filled glass are premium choices for energy efficiency. Tinted glass helps reduce damaging UV rays. For some rooms, impact-resistant glass is preferable based on the purpose of the space, and tempered glass or safety glass might be a legal requirement in certain cases.
- **Window Size:** The larger the window, the more material, labor, inventory storage space, handling cost, and other costs involved. Naturally, larger windows can be expected to cost more than smaller windows of the same style.

- **Age of House:** Many homeowners with houses that are 70 years old or older should expect significantly higher price estimates for basement window replacement. Many older homes present special challenges for window manufacturers and installers. For example:
  - Repairs are needed around the window opening due to rotting or damage
  - Frame removal for non-standard-sized window openings
  - Non-standard window sizes that require custom replacement windows
  - The requirement to match a historical home's architecture
  - Removal of counterweights
  - The requirement to upgrade to meet modern building codes
  - Empty gaps requiring added insulation
- **Labor Costs:** Installation costs can vary widely, depending on window sizes and locations, and on the degree of expertise necessary to install custom basement windows properly. If additional insulation or waterproofing is required, or if structural repairs are needed, these tasks will increase the installation cost. The location of windows can increase the difficulty of installation, which can raise the cost, and cleanup and debris disposal costs add to the total cost of basement window replacement.

## **Contact Advanced Window Products for Replacement Basement Windows in Utah**

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For those who are looking to place their home on the market, it is important to hire a window contractor with knowledge regarding the rules and regulations of basements windows. Advanced Window Products in Utah has the expertise and experience necessary to install a window that both meets the fire code regulations and will allow the basement to be classified as an extra room.

**Call Advanced Window Products at (801) 505-9622, or contact us online for more details or to schedule an in-home consultation and estimate for basement window replacements in Utah. Our highly trained installation crew is fast and efficient. Right now we're also offering 0% financing for 24 months!**

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