

architectural BRONZE CASEMENTS

BUILDING REGULATIONS DOCUMENT PART B: MEANS OF ESCAPE

Approved Document B1: Means of warning and escape 2010 Fire Safety Means Of Escape (New Dwellings)

Except for kitchens, all habitable rooms to the ground storey, first floor or habitable basements should either:

- a. open directly onto a hall leading to the entrance or other suitable exit; or
- b. be provided with a window (or door) which have an unobstructed openable area of at least 0.33m² and be not less than 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be more than 800mm but less than 1100mm above the floor level.

Second floors and above must have egress facilities specified by the architect.

Fire Safety Means Of Escape (Existing Dwellings)

If your existing windows do not have opening lights which meet the above requirements, we would strongly recommend for your own safety, that you take the opportunity to provide them in the replacement windows. This is not, however, a requirement of the regulations, which simply state that the replacement windows must be no worse than those they replace in this respect. Where the existing windows already have opening lights which are larger than the above requirements, those in the new windows can be reduced in size provided they are not reduced to less than 0.33m² and not less than 450mm high and 450mm wide.

General Notes:

- The window or door should enable the person escaping to reach a place free from danger.
- Approved Document K Protection from falling, collision and impact specifies a minimum guarding height of 800mm, except in the case of a window in a roof where the bottom of the opening may be 600mm above the floor.
- Locks (with or without removable keys) and stays may be fitted to egress windows subject to the stay being fitted with a release catch, which may be child resistant.
- Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Our top hung casements would not be appropriate.

General Emergency Egress Window Requirements

Escape Windows for New Dwellings and Alterations

- Means of escape requirements from a dwelling
- All habitable rooms to dwellings and extensions shall have first floor windows suitable for means of escape.
- This also applies to all ground storey habitable rooms, which do not connect to a hallway leading directly to an outside door.
- In roofspace conversions all new habitable rooms on the first and second floor shall have emergency egress windows.
- Each habitable second floor room, in roofspace conversions, should have an egress window that is accessible by ladder from the ground.

Achieving the requirement

- An egress window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. (Note the minimum size to achieve 0.33m² is 450mm x 734mm.)
- The bottom of the openable area should not be less than 800mm or more than 1100mm above the floor level.
- The window must also have appropriate escape catches and hinges to ensure this clear opening is achieved.
- Egress windows may be located in the roof or the external wall.
- At least one such window on each storey should be accessible via a ladder from the ground.
- In two to three storey roofspace conversions each habitable second floor room should have an egress window that is accessible by ladder from the ground.

Typical details to meet the requirement for egress windows

Two Casements in Hardwick Frame with Bronze Abutment
1240 Wide
918 High
0.33M²

Casement Only
543 Wide
792 High
0.33M²

Three Casements in Hardwick Frame with Timber Mullions
1928 Wide
918 High
0.33M²

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