



Development Services Department

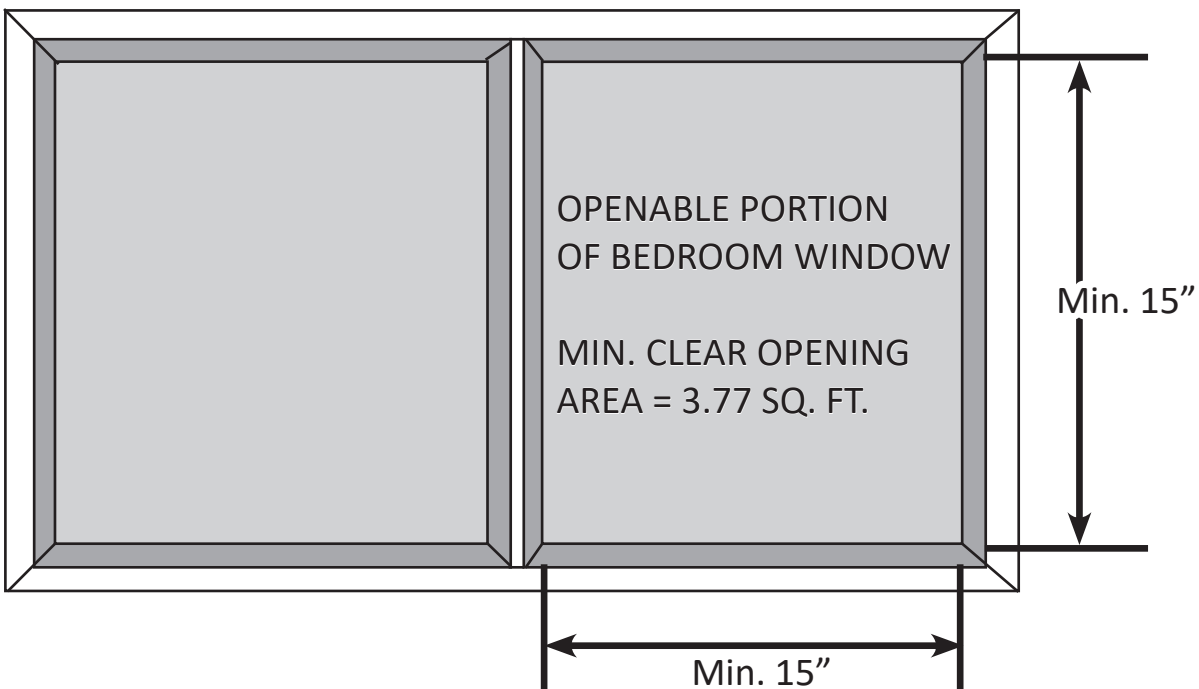
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BEDROOM EGRESS WINDOWS

BCBC – 9.9.10.1.

1. Except where the suite is sprinklered, each bedroom or combination bedroom shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware.
2. The window referred to in Sentence (1) shall:
 - a) provide an unobstructed opening of not less than 0.35 m² (3.77 ft²) in area with no dimension less than 380 mm (15 in); and
 - b) maintain the required opening during an emergency without the need for additional support.



BEDROOM EGRESS WINDOWS

The BC Building Code requires each unsprinklered bedroom to have one outside window or door to be used as an emergency exit. Such windows and doors shall meet the following requirements:

1. Openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware.
2. Unobstructed opening of not less than 0.35 m² (3.77 ft²) in area with no dimension less than 380 mm (15 in). An opening of 380 mm (15 in) x 920 mm (36 in) or 592 mm (23.3 in) x 592 mm would satisfy both requirements.
3. Maintain the required opening during an emergency without the need for additional support.
4. Where the egress window opens into a window well, a clearance of minimum 760 mm (30 in) must be provided in front of the window to allow a person to escape. Window with outward-opening opening needs additional clearance to provide the required 760 mm beyond the outer edge of the sash. The drawings from the BC Building Code that are reproduced below clarify this requirement.
5. Where the sash of the window swings towards the window well, the operation of the sash must not reduce the clearance in a manner that would restrict escape in an emergency. Hopper windows (bottom hinged operators) should not be used as egress window where the occupants have to climb over the glass.
6. Where a protective enclosure is installed over the window well the enclosure must be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

