

A-9.9.10.1.(5) Window Opening into a Window Well.

Sentence 9.9.10.1.(5) specifies that there must be a minimum clearance of 550 mm in front of designated escape windows to allow persons to escape a basement bedroom in an emergency. This specified minimum clearance is consistent with the minimum required width for means of egress from a floor area (see Article 9.9.5.5.) and the minimum required width for path of travel on exit stairs (see Article 9.9.6.1.). It is considered the smallest acceptable clearance between the escape window and the facing wall of the window well that can accommodate persons trying to escape a bedroom in an emergency given that they are not moving straight through the window but must move outward and up, and must have sufficient space to change body orientation.

Once this clearance is provided, no additional clearance is needed for windows with sliders, casements, or inward-opening awnings. However, for windows with outward-opening awnings, additional clearance is needed to provide the required 550 mm beyond the outer edge of the sash. (See Figure A-9.9.10.1.(5).)

Depending on the likelihood of snow accumulation in the window well, it could be difficult — if not impossible — to escape in an emergency. The window well should be designed to provide sufficient clear space for a person to get out the window and then out the well, taking into account potential snow accumulation.

Hopper windows (bottom-hinged operators) should not be used as escape windows in cases where the occupants would be required to climb over the glass.

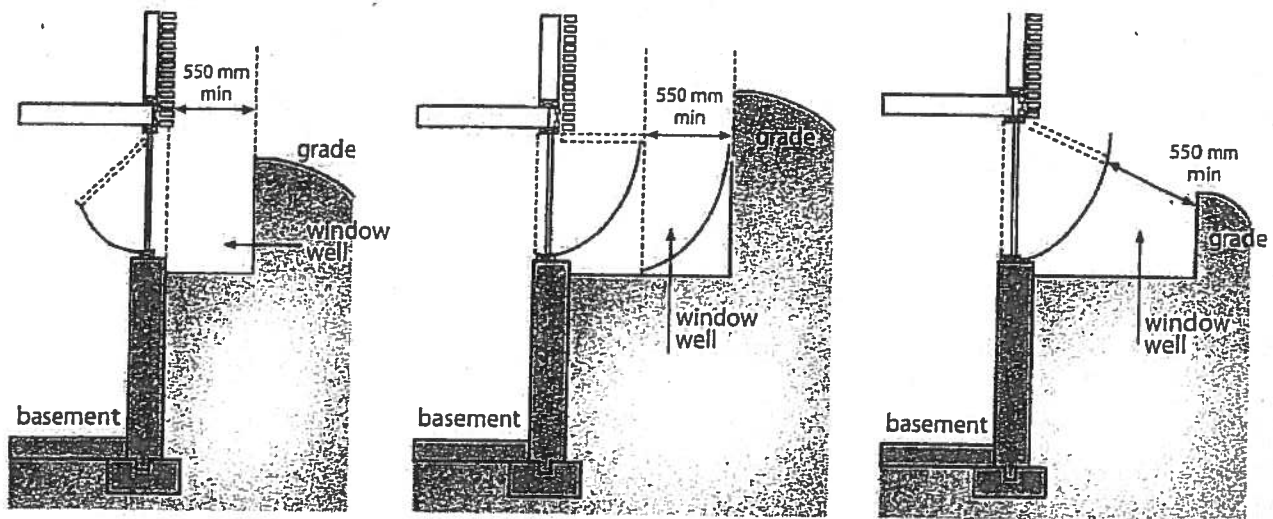


Figure A-9.9.10.1.(5)
Windows Providing a Means of Escape that Open into a Window Well.

A-9.9.10.1.(1) Bedroom Window Opening Areas and Dimensions.

Although the minimum opening dimensions required for height and width are 380 mm, a window opening that is 380 mm by 380 mm would not comply with the minimum area requirements. (See Figure A-9.9.10.1.(1))

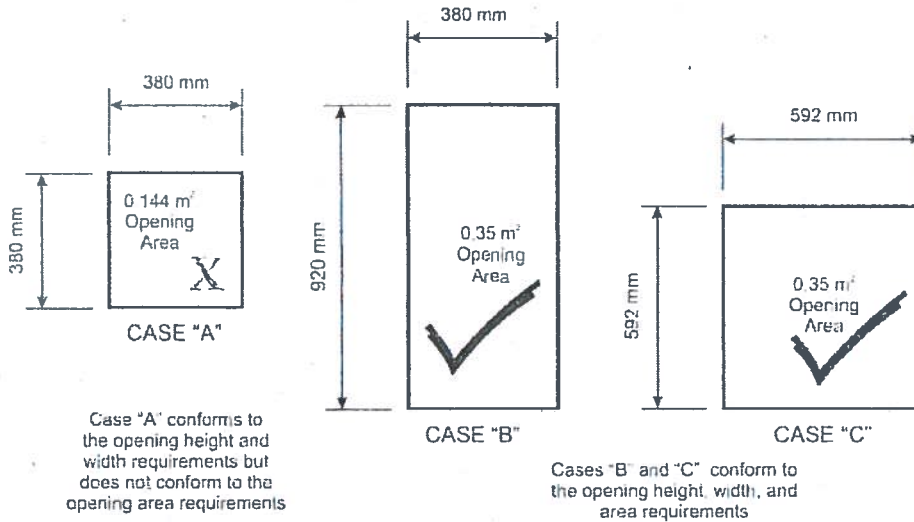


Figure A-9.9.10.1.(1)
Window Opening Areas and Dimensions

A-9.9.10.1.(2) Bedroom Window Height.

Sentence 9.9.10.1.(2) requires every floor level which contains a bedroom to have at least one window or door to the exterior that is large enough and easy enough to open that it can be used as an exit in case of a fire. However, Article 9.9.10.1. does not set a maximum sill height for such a window in a basement area. It is recommended that the sills of windows intended for use as emergency exits from basement bedroom areas be not higher than 1.5 m above the floor. Sometimes it is difficult to avoid having the sill higher than this; e.g., skylights, windows in basement bedrooms. In these cases, it is recommended that access to the window be improved by some means such as built-in furniture installed below the window. (See Figure A-9.9.10.1.(2))

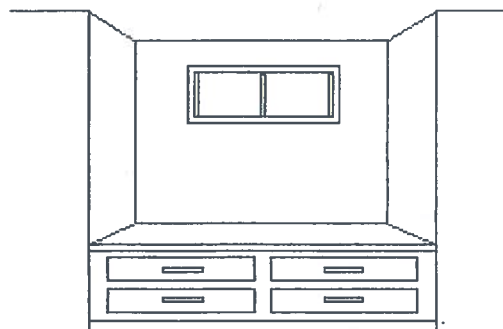


Figure A-9.9.10.1.(2)
Built-in Furniture to Improve Access to a Window