

## Egress Window Requirements O.B.C. 9.9.10.1 with Supplementary Drawing

### 9.9.10.1. Egress Windows or Doors for Bedrooms

- (1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a Suite shall be provided with at least one outside window that,
  - (a) is operable from the inside without the use of tools,
  - (b) provides an individual, unobstructed open portion having a minimum area of 0.35 m<sup>2</sup> with no dimension less than 380 mm, and
  - (c) maintains the required opening described in Clause (b) without the need for additional support.
- (2) Except for Basement areas, the window required in Sentence (1) shall have a maximum sill height of 1 000 mm above the floor.
- (3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the operable portion of the window.
- (4) Where the sleeping area within a Live/work unit is on a Mezzanine with no obstructions more than 1 070 mm above the floor, the window required in Sentence (1) may be provided on the main level of the Live/work unit provided the Mezzanine is not more than 25% of the area of the Live/work unit or 20 m<sup>2</sup>, whichever is less, and an unobstructed direct path of travel is provided from the Mezzanine to this window.
- (5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.
- (6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.
- (7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be operable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

each other. This is not a problem in many buildings falling under Part 9. For instance, apartment buildings usually have exits located at either end of long corridors. However, in other types of buildings (e.g., dormitory and college residence buildings) this is often difficult to accomplish and problems arise in interpreting the meaning of the word "remote". Article 3.4.2.3. is more specific, generally requiring the distance between exits to be one half the diagonal dimension of the floor area or at least 9 m. However, it is felt that such criteria would be too restrictive to impose on the design of all the smaller buildings which are governed by Part 9. Nevertheless, the exits should be placed as far apart as possible and the Part 3 criteria should be used as a target. Designs in which the exits are so close together that they will obviously both become contaminated in the event of a fire are not acceptable.

**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))

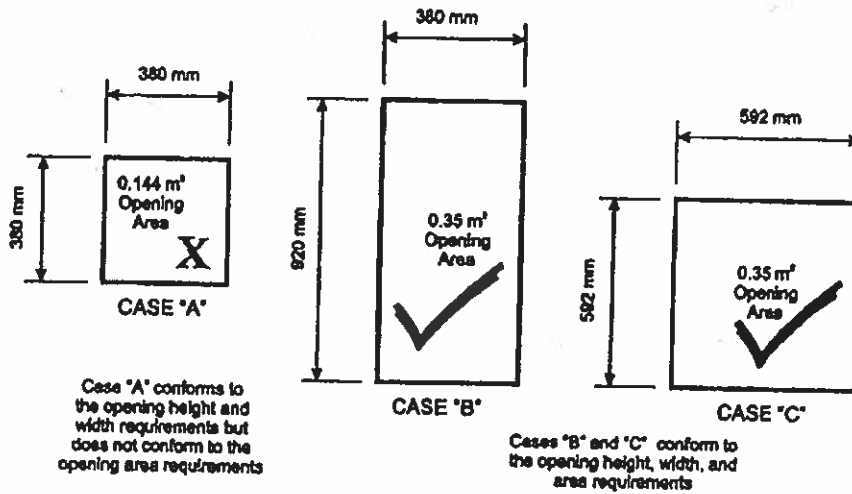


Figure A-9.9.10.1.(1)  
Window Opening Areas and Dimensions

**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

### 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.

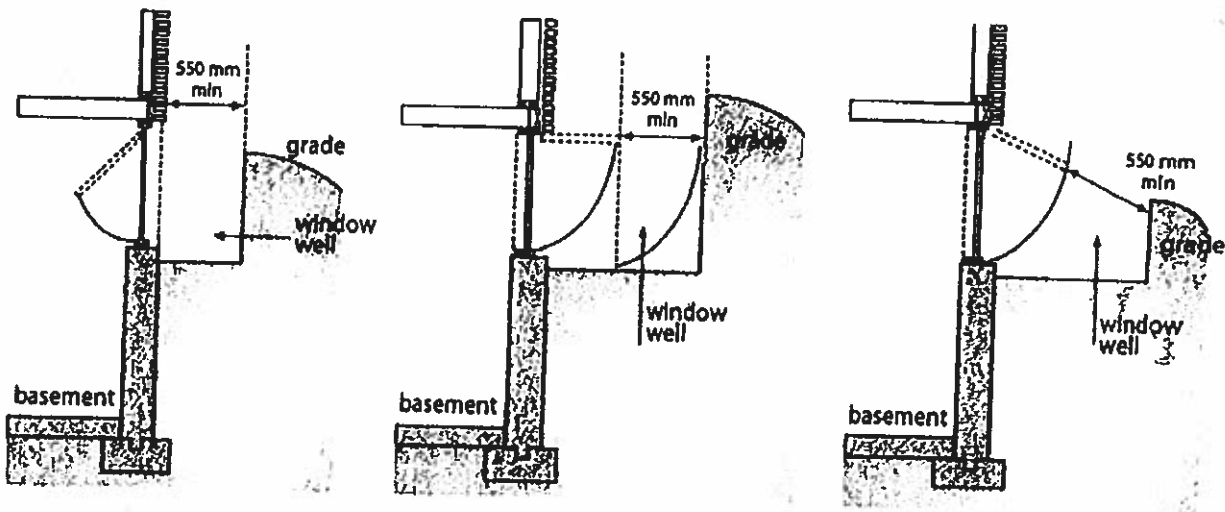


Figure A-9.9.10.1.(5)  
Windows Providing a Means of Escape that Open Into a Window Well.

### A-9.10.1.3.(8) Installation of Sprinkler, Standpipe and Hose Systems.

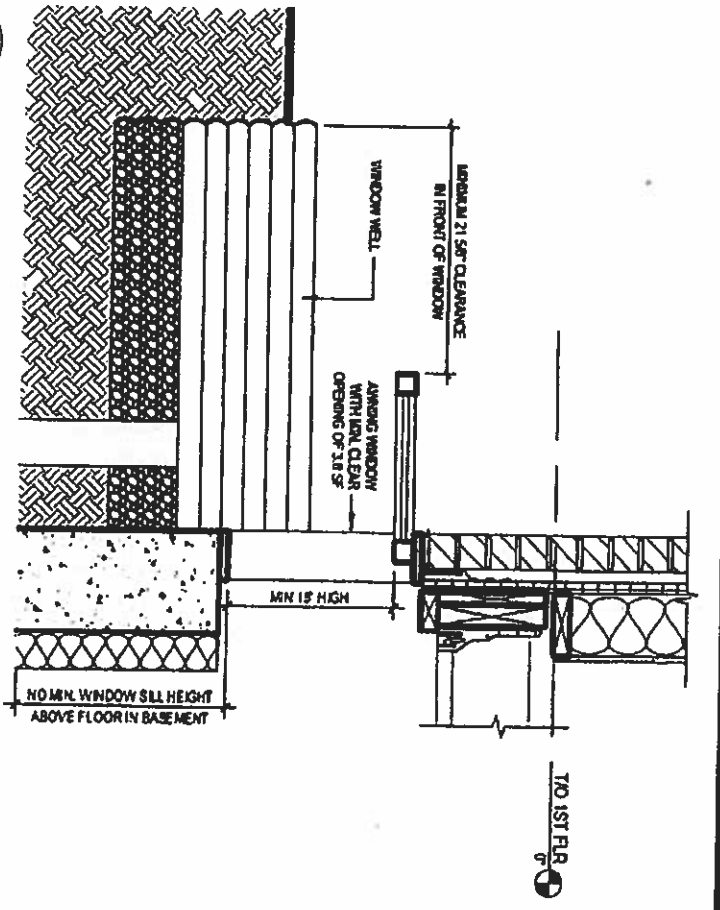
Some provisions captured by the cross-reference to Part 3 go beyond the intended application of the cross-reference.

In the context of the cross-reference, Subsections 3.2.5. and 3.2.9. apply only where sprinkler, standpipe or hose systems are installed in a Part 9 building, whether the installation is voluntary or for the purpose of complying with the provisions in Part 9. Provisions in Part 3 that identify buildings or spaces in which these systems are to be installed do not apply.

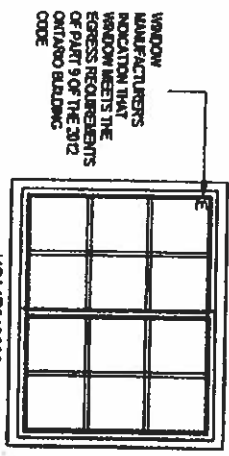
### A-9.10.1.4.(1) Commercial Cooking Equipment.

Part 6 refers to NFPA 96, "Installation of Equipment for the Removal of Smoke and Grease-laden Vapours from Commercial Cooking Equipment", which in turn references "Commercial Cooking Equipment". However, the deciding factor as to whether or not NFPA 96 applies is the potential for production of grease-laden vapours and smoke, rather than the type of equipment used. While NFPA 96 does not apply to domestic equipment for normal residential family use, it should apply to

WINDOW TYPE	ELEVATION VIEW	PLAN OR SECTION VIEW
<b>SINGLE OR DOUBLE SLIDER</b> -NON SLIDING WINDOWS THE CLEAR OPENING ONLY INCLUDES THE POSITION OF THE WINDOW THAT SLIDES. IT DOES NOT INCLUDE LEAVING A SASH AND REMOVING IT. <b>CASERMENT</b> -THE RANGES ON A CASERMENT WINDOW MUST ALLOW THE SASH TO SWING OUT A MINIMUM 15" THIS MAY REQUIRE THE WINDOW TO HAVE SPECIAL EGRESS FINISHES.		
<b>AWNING</b> -CENTRE SUPPORT IF APPLICABLE CANNOT BE REMOVED WITH MIN. REQUIRED CLEAR OPENING. <b>CLEAN OPENING</b> -MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)		
<b>SINGLE OR DOUBLE HINGE</b> <b>CLEAN OPENING</b> -MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)		
<b>TILT &amp; TURN</b> -MUST BE OPERABLE WITHOUT THE NEED FOR TOOLS OR SPECIALIZED KNOWLEDGE		



1  
0.6  
1" = 1'-0"  
EGRESS WINDOW OPENING INTO WINDOW WELL



2  
0.6  
N.T.S.  
EGRESS WINDOW SPECIFICATION

**NOTE**

THE MINIMUM WIDTH AND HEIGHT OF THE EGRESS WINDOWS CLEAR OPENING AND MINIMUM CLEAR OPENING AREA OF THE EGRESS WINDOWS SHOWN ON THIS SHEET AND STATED ON MANUFACTURER'S SPECIFICATIONS MEET THE REQUIREMENTS OF PART 9 OF THE 2012 IBC AND BUILDING CODE. THERE ARE ALSO EGRESS WINDOW REQUIREMENTS UNDER PART 11 OF THE 2012 IBC AND BUILDING CODE. UNDER PART 11 SOME EGRESS WINDOWS REQUIRE A MINIMUM WIDTH AND HEIGHT OF THE EGRESS WINDOW CLEAR OPENING IS 18\"/>