

EGRESS WINDOWS

WHAT IS AN EGRESS WINDOW?

An **Egress Window** is a window that provides an occupant with a means of exiting a bedroom should the main means of egress become unusable due to a fire or similar incident. The Egress Window must meet the requirements that are outlined below.

REQUIREMENTS

The following requirements apply to Houses and Suites that do not have a sprinkler system installed and contain bedrooms.

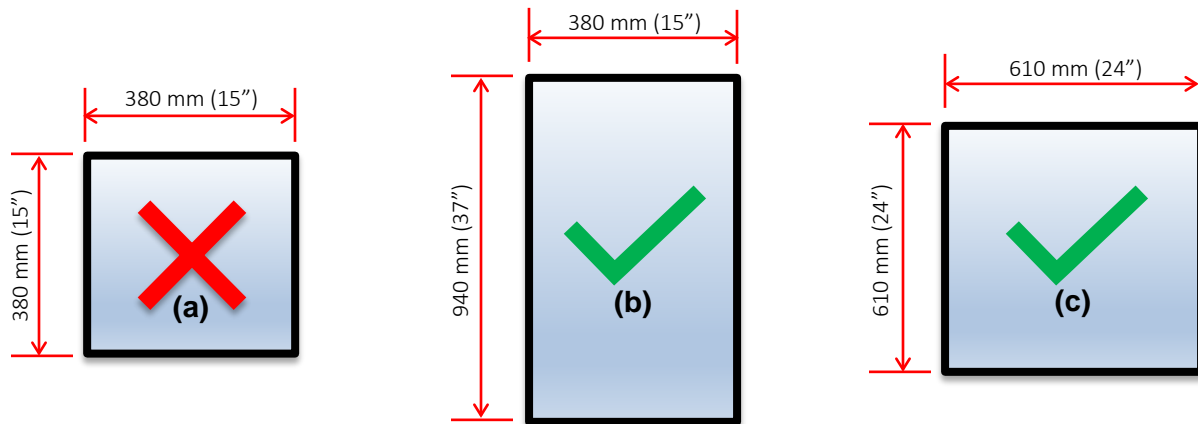
- **Each Bedroom or combination bedroom** must have at least one **Egress Window** or door that leads to the exterior of the building. The window or door must be openable from the inside without the use of keys, tools or special knowledge, and without the removal of sashes or hardware. (NSBC B.9.9.10.1.(1))
- The **Egress Window** shall have an **unobstructed opening** that has a minimum area of 0.35 m² (542 sq. in.) with no dimension less than 380 mm* (15"). However, if the **Egress Window** is in a house or a dwelling that is not located above or below another suite, and where it is necessary to travel **more than 1 storey** to reach an exit, the **unobstructed opening** shall be a minimum of 1 m (39 ½") high and 550 mm (22") wide with the sill no more than 1 m (39 ½") above floor level and 7 m (276") above the adjacent ground level. (NSBC 9.9.9.1.(2) & NSBC B.9.9.10.1.(2).(a)).
 - * While the minimum dimension for height and width is 380 mm (15"), a window with an opening that is 380 mm x 380 mm (15" x 15") will not comply with the minimum area requirement of 0.35 m² (542 sq. in.) and is not considered an **Egress Window**.
- During an emergency, the size of the **unobstructed opening** must be maintained without the need for additional support, such as a prop or wedge. (NSBC B.9.9.10.1.(2).(b))
- **Where the Egress Window opens into a Window Well**, there must be a clearance of at least 760 mm (30") in front of the window. The operation of the window shall not reduce the clearance in a manner that would restrict escape during an emergency. (NSBC B.9.9.10.1.(3) & (4)).
- Where a **protective enclosure** is installed over the Window Well it must be openable from the inside without the use of keys, tools or special knowledge. (NSBC B.9.9.10.1.(5)).

CONTACT US

You may contact HRM to speak to a Building Official for advice and clarification of any of the requirements outlined above. Please visit the Customer Service Center located at **5251 Duke St, 3rd Floor, Suite 300, Duke Tower, Halifax**, or by calling 311.

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Unobstructed Opening Size and Area - NSBC 9.9.10.1.(2)



Window (a) has an operable portion that is 380 mm x 380 mm (15" x 15"). While this meets to the width and height requirements for unobstructed opening's, it does not meet to the area requirements as the opening is only 0.144 m² (255 Sq. in.) in area.

Both windows (b) and (c) have an operable portion that meets to the width, height and area requirements for unobstructed openings. Window (b) has an unobstructed opening with an area of 0.36 m² (555 sq. in.), while window (c) has an unobstructed opening with an area of 0.37 m² (576 sq. in.).

Window Opening into a Window Well – NSBC 9.9.10.1.(3)

The minimum clearance of 760 mm (30") must be maintained where the window opens into a window well. This applies to both in swinging and out swinging windows.

