

# Technical guidance and advice on Escape Windows



The information given in this guidance document is just one option of how the substantive requirements of the Building Regulations can be met. You are strongly advised to refer to the Building Regulations and Approved Documents for more detailed guidance and to seek professional assistance where necessary. Please note that whilst our Surveyors will always provide guidance on the requirements of the Building Regulations, they are not allowed to give specific **advice** on ways of complying.

## Introduction - ESCAPE WINDOWS

**This guidance / advice is for floors not more than 4.5m above external ground level.**

The means of escape from a typical one or two storey house is relatively simple to provide. Few provisions are required beyond ensuring early warning and suitable means are provided for emergency egress from each storey via windows and doors.

All first floor habitable rooms must be provided with an escape window with an opening light large enough to allow you to escape through them if you were trapped in the room by a fire. This also applies to ground floor rooms where they do not open directly into a hall leading to an external door through which you could escape and to habitable rooms on either the ground or first floor accessed via another room (inner room).

To meet this requirement the opening light must have an unobstructed opening area of at least 0.33m<sup>2</sup> and be not less than 450mm high and 450mm wide. Note a window with a clear opening width of 450mm needs to be 750mm high to achieve an opening area of 0.33m<sup>2</sup>. The route through the window may be at an angle rather than straight through.

Some windows will not fully open to achieve these dimensions without installing proprietary escape hinges - make sure you specify them.

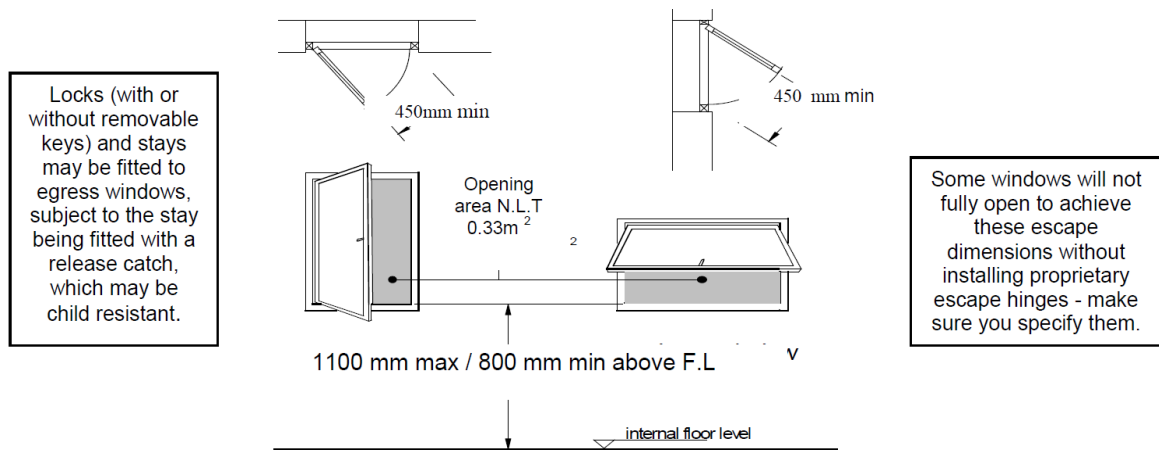
The bottom of the escape window opening must be between 800mm & 1100mm above the finished floor level. A rooflight within a first floor loft conversion may be between 600mm and 1100mm above the finished floor level.

Locks with or without removeable keys and stays may be fitted to escape windows subject to the stay being fitted with a release catch which may be child resistant.

Windows (particularly top opening casements and roof lights) should be designed to remain open without needing to be held open by the person making their escape.

Whilst every care has been taken in compiling this information note and the statements contained herein, the publishers and promoters cannot accept responsibility for any inaccuracies

### Escape windows at ground and first floor level



### Escape windows within a first floor loft conversion

