

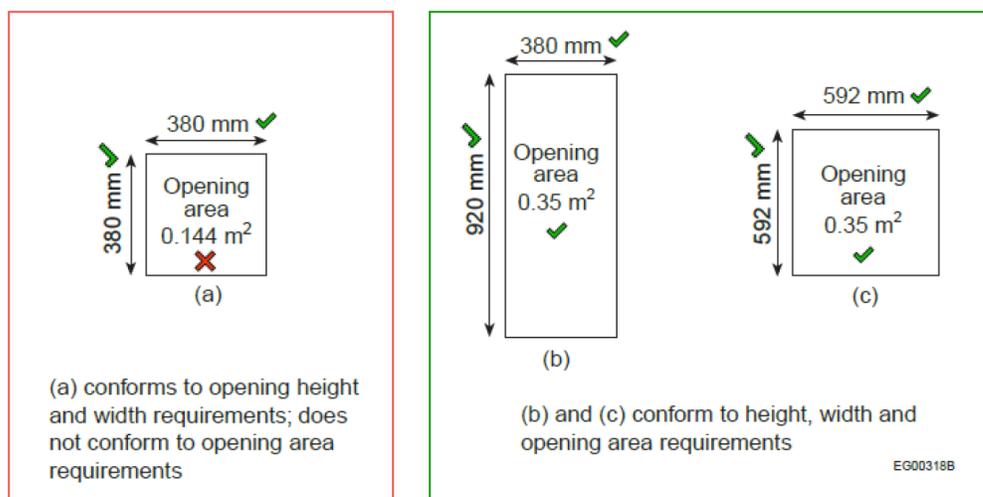
## Egress from Bedrooms

Every bedroom in a suite that is not sprinklered is required to have at least one window or door opening to the outside that is large enough and easy enough to open and access so that it can be used as an egress to an open public thoroughfare in the event that a fire prevents the use of the building's normal exits.

### Minimum Clear Opening Dimensions and Area Requirements

Egress windows from bedrooms must meet the minimum clear measurements:

- 380 mm minimum dimension, and
- 0.35 m<sup>2</sup> minimum unobstructed opening area



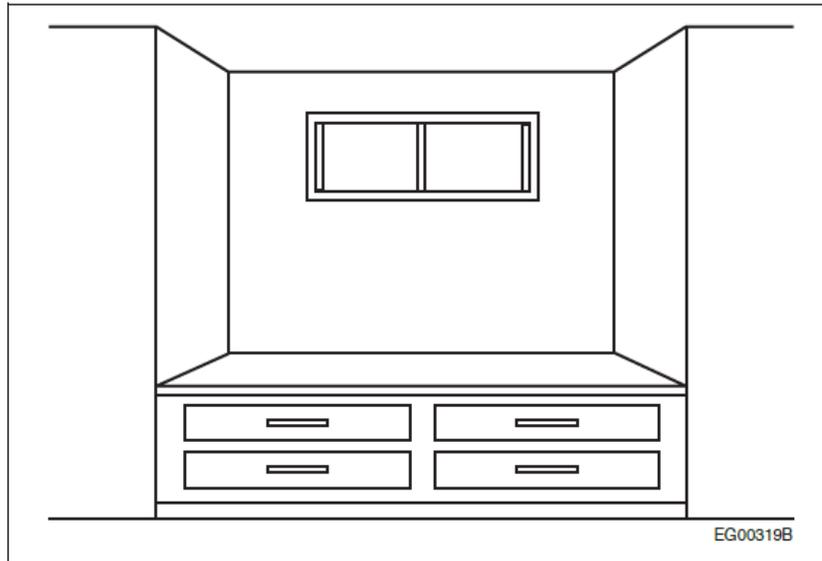
### Ease of Operation

Egress windows must be easy to use in the following manner:

- Openable without the use of keys, tools or special knowledge,
- Openable without the removal of sashes or hardware, and
- Must be able to remain open without the need for additional support.

### Ease of Access

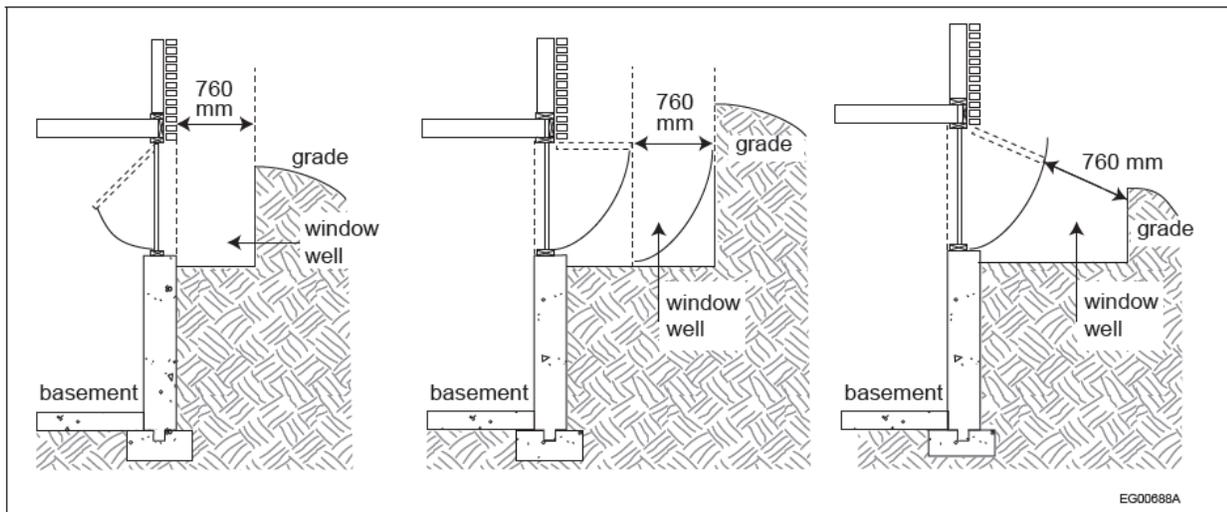
Maximum bedroom egress window sill height is not prescribed by the building code; however a maximum window sill height should be considered when designing so the intent of the window is met. It is recommended that the window sill be no higher than 1.5m above the floor. Window access can also be improved by providing built-in furniture below the window.



If security bars are provided, the security bars must be openable from the inside with the same ease as the window - without the use of keys, tools or special knowledge

### Clearance Outside Windows at or Below Grade

When the window is in the open position, minimum clearance of 760 mm must be provided outside the window so egress is not restricted. Particular attention must be paid to windows at or below grade that open into a window well. The accumulation of snow in the window well should be considered to allow the occupant to climb out of the window. Hopper windows (bottom hinged windows) that would require the occupant to climb over the glass are not recommended.

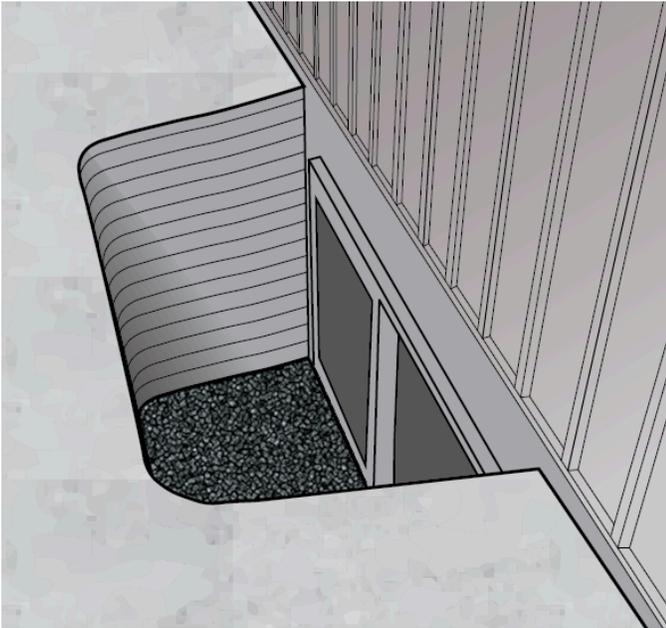


Where a protective enclosure is installed over the window well, the enclosure must be openable with the same ease as the window - without the use of keys, tools or special knowledge of the opening mechanism.

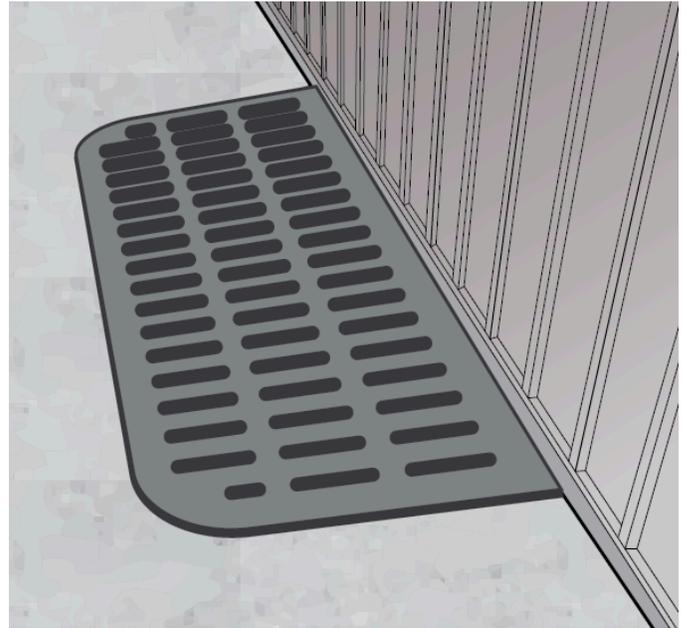
## Window Well Covers

Window well covers can be installed over wells that serve both as an access/egress paths and an egress windows if they meet the following conditions:

- **Structural Soundness:** Must be strong enough to support foot traffic, (including the weight of furniture or appliances during delivery).
- **Easy Opening:** Openable from the inside without needing keys, tools, or special knowledge of the opening mechanism (as per 9.9.10 egress from bedrooms).
- **No Tripping Hazard:**
  - Installed flush with the surrounding sidewalk, Or
  - A maximum 6mm change in level, OR
  - Bevelled edges with a 1:2 slope (rise to run) and a maximum 7-13mm rise.
- **Openings:** Must not have openings greater than 13mm in one direction, and the long dimensions of any openings must be perpendicular to the direction of travel.



Window well, flush with the surrounding sidewalk,  
cover temporarily removed



Window well cover, not posing a tripping hazard