

### ESCAPE WINDOWS

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  $0.33\text{m}^2$  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  $0.33\text{m}^2$ . The route through the window may be at an angle rather than straight through.

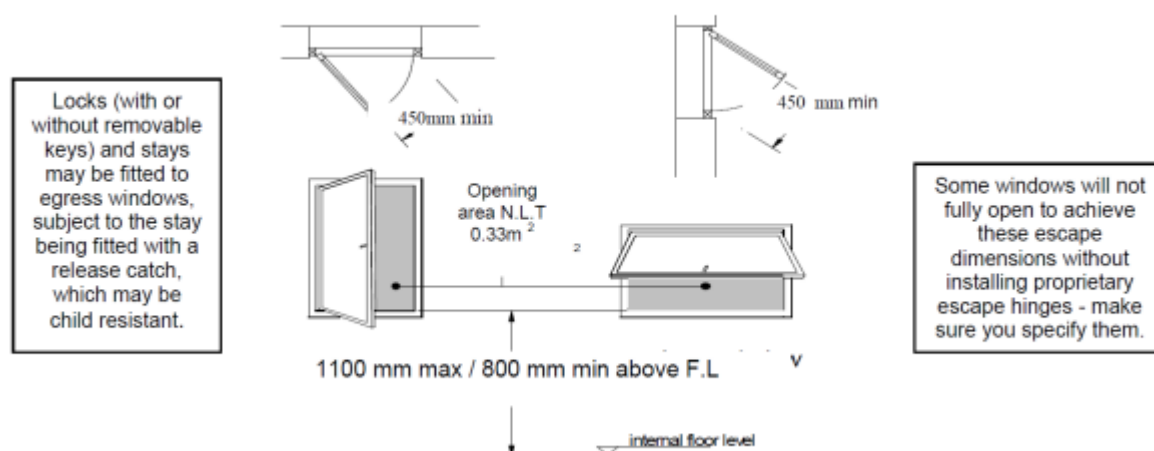
Some windows will not fully open to achieve these dimensions without installing proprietary escape hinges - make sure you specify them.

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.

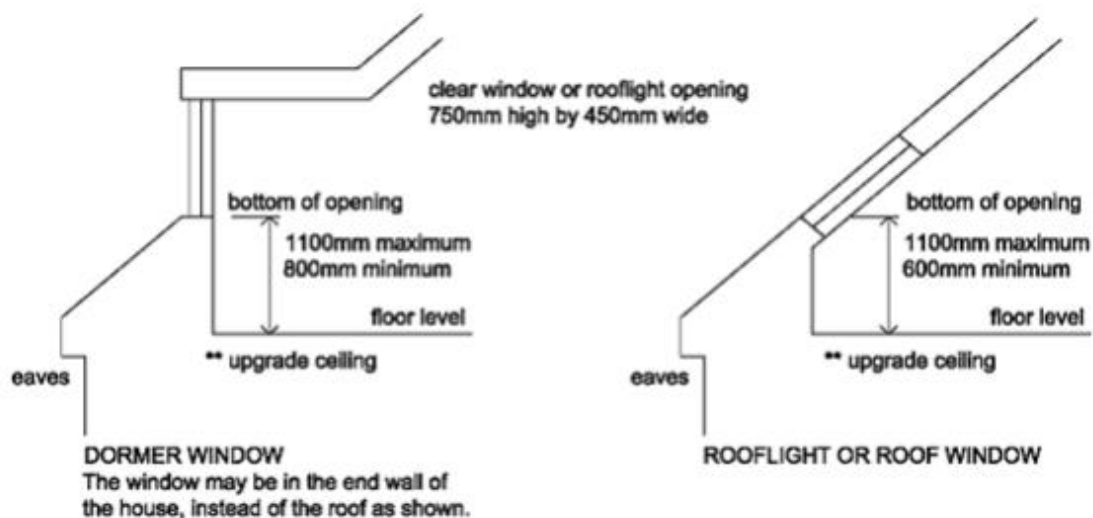
#### Escape windows at ground and first floor level



# East Midlands Building Consultancy

## Guidance Note – Number 13

### Escape windows within a first floor loft conversion



***If you are unsure whether or not the work you propose requires approval, please contact East Midlands Building Consultancy for advice. If you carry out work which requires approval without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate from the Council may affect the future sale of your home.***

***Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.***

***For further information contact East Midlands Building Consultancy.***