

Means of escape requirements from a dwelling.

All habitable rooms to dwellings and extensions shall have first floor windows suitable for means of escape. This also applies to all ground storey habitable rooms, which do not connect to a hallway leading directly to an outside door.

Achieving the requirement.

The window should have an unobstructed clear openable area that is at least 0.33m^2 and have no clear dimension less than 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through), appropriate escape catches and hinges must be fitted to ensure this clear opening is achieved.

Bottom of the openable area is to be a minimum of 800mm and not more than 1100mm above the finished floor level. *NOTE: for roof windows the minimum height to the openable area is 600mm.*

Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

Windows (particularly top opening casements and roof windows) must be designed to remain open without needing to be held by a person making their escape.

Windows should be accessible via a ladder and allow escape to a place of safety.

Typical details to meet the requirement for means of escape

