Rochdale Building Control Guide

Escape windows

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Escape windows are required when new rooms are formed at first floor level or if the only way out of a room is through another.

Escape windows must have a minimum size in either direction of 450mm.
A clear opening area of 0.33 m² is required for escape which equates to an opening size of 450mm x 750mm.

This is not the size of the window frame it is the size of opening which must be available to escape through in case of a fire. Clear opening is measured between the frame and open window as shown adjacent.

The height to the bottom of the actual opening should be between 800mm and 1100mm, as shown adjacent. The sketch indicates how the dimension is measured.

The photograph adjacent shows a side hung escape window.

If an existing window is to be replaced and at present it is suitable for escape, the new window must also be suitable for escape.

In an existing property when windows are replaced it is advisable to provide escape windows to first floor bedrooms. However it is important to ensure the bottom of the opening is over 800mm from floor level to prevent risk of falling.