

**BC BUILDING CODE INTERPRETATION COMMITTEE**  
**AIBC, APEGBC, BOABC, POABC**

**File No: 98-0084**

**INTERPRETATION**

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Interpretation Date:

December 17, 2003

Building Code Edition:

BC Building Code 1998

Subject:

Openable windows

Keywords:

bedroom windows, window openings,  
window restrictors

Building Code Reference(s):

9.7.1.3.(2), 9.7.1.6.

**Question:**

Is there a conflict between Sentence 9.7.1.3.(2) that requires unobstructed openable windows in bedrooms, and Article 9.7.1.6. that requires guards or restrictors on certain windows?

**Interpretation:**

No

Sentence 9.7.1.3.(2) requires that all bedrooms in an unsprinklered suite be provided with an unobstructed openable window with a minimum area of 0.35 sq.m. and a minimum dimension of 380 mm. The purpose of this requirement is to provide a potential escape route from the building in the event of a fire.

Except for windows described in Sentence 9.7.1.6.(2), Sentence 9.7.1.6.(1) requires either guards or restrictors be installed on windows where the sill of such windows is lower than 450 mm above the floor level. Such windows cannot be used as an escape route as contemplated in Sentence 9.7.1.3.(2).

The unobstructed openable window as required in Sentence 9.7.1.3.(2) must have its window sill more than 450 mm above the finished floor level in order to avoid the requirement for guards or restrictors.

Refer to Interpretation 98-0063 for further information of window opening mechanisms.



R. J. Light, Committee Chair