

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0046

INTERPRETATION

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Interpretation Date: October 15, 2024

Building Code Edition: BC Building Code 2024

Subject: Opening Restrictor on Bedroom Window

Keywords: Window, Restrictor, Egress, Bedroom

Building Code Reference(s): 9.8.8.1.(4) and (5), 9.9.10.1.(1) and (2)

Question:

In an unsprinklered Part 9 building, can an openable window required for emergency egress from a bedroom have a restrictor to limit the extent of its opening?

Interpretation:

No.

The openable portion of the bedroom window must be at a height where it does not require a restrictor or guard.

Sentences 9.8.8.1.(4) and (5) require openable windows in buildings of residential occupancy to be protected by a guard or by a mechanism that will limit the clear openable part of the window to not more than 100 mm measured either vertically or horizontally, except where the bottom edge of the openable portion of the window is more than 900 mm above the floor or less than 1800 mm above the floor or ground on the other side of the window.

Article 9.9.10.1 regulates "Egress Windows or Doors for Bedrooms". Except where a suite is sprinklered, Sentence 9.9.10.1.(1) requires a bedroom or combination bedroom to have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware. Sentence 9.9.10.1.(2) requires the openable window to have an unobstructed opening area of at least 0.35 m² with no dimension less than 380 mm.



Patrick Shek, P.Eng., CP, FEC, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

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A window required by Article 9.9.10.1 for egress from a bedroom cannot have a restrictor as required by Article 9.8.8.1 because the openable area limitation is too small for egress purposes. If the bottom of the openable portion of the window is more than 1800 mm above the floor or ground on the other side of the window, the bottom of the openable portion of the window must be at least 900 mm above the floor, so that a restrictor or guard is not required.

A bedroom window could have a restrictor or guard if the suite is sprinklered, or if the bedroom has a door or another window that complies with Article 9.9.10.1.



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