

NEW WINDOW REQUIREMENTS

EXPLANATION FOR WINDOW CODE REQUIREMENTS

Recently, the National Building Code of Canada was changed to eliminate an exception where guards were not required for openable windows in smaller residential buildings. This change was made as a result of detailed research into the number of falls and associated lifelong injuries and deaths from these unprotected windows.

This change impacts both new construction and existing buildings undergoing a window replacement.

WHAT THIS MEANS

When there is an openable window with the openable portion below 900mm (approximately 36") from the finished floor, additional safety measures must be provided to prevent a window from, being opened to a size where a small child could fall out. However, this is only required if the surface outside the window is more than 1800mm (6') below the window opening. If the openable portion of the window is higher than 900mm (36") OR if the outside surface is 1800mm (6') or less, no additional protection is required.

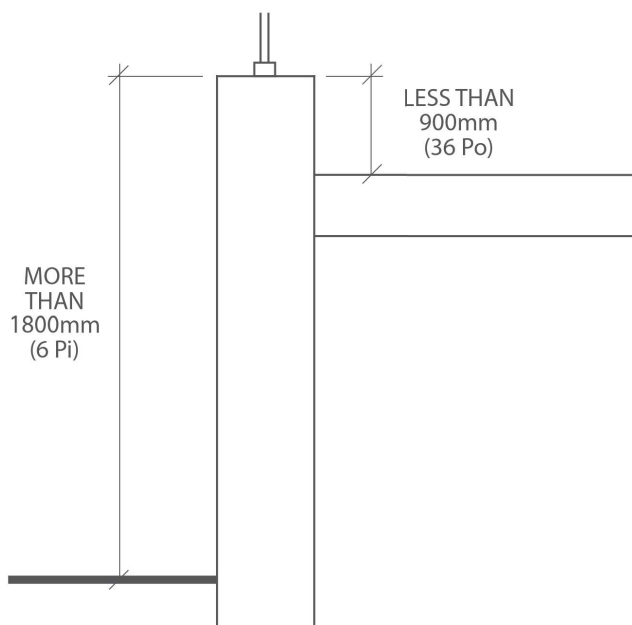
OPTIONS FOR COMPLIANCE

There are a few different options to gain compliance on this issue, including those that are conducive to window replacements in existing buildings.

1. The bottom of the window opening could be increased to make it a minimum of 900mm (36") above the finished floor.

2. Window opening limiters can be installed that restrict the window from opening any larger than 100mm (4"). Note that when a window also must meet egress, a device compliant with ASTM 2090 is required.

3. Guards to prevent falling can be installed either on the outside or on the inside to provide a 900mm (36") high barrier.



*If you have further questions,
please reach out to your local building
department directly.*