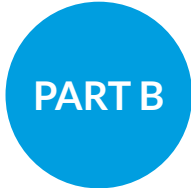


APPROVED DOCUMENT B FIRE SAFETY



PUBLISHED IN 2 VOLUMES :

Volume 1 – Dwellinghouses

Volume 2 – Buildings Other Than Dwellinghouses

In both Volumes, Part B1 addresses Means of Warning and Escape and states:

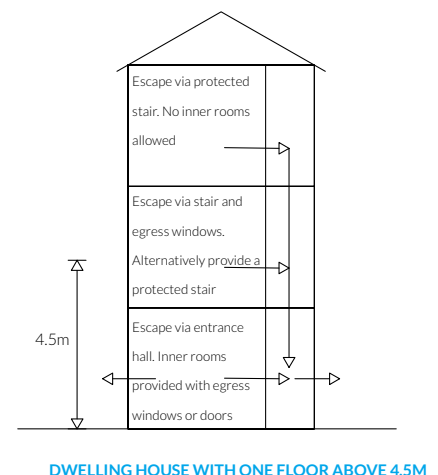
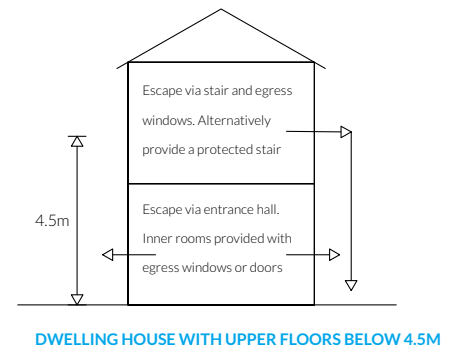
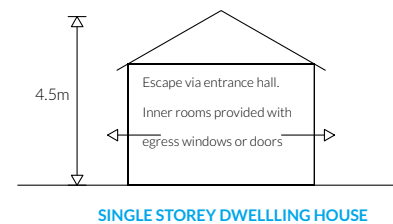
“The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times”

In both volumes, Part B1 Section 2 sets out requirements for Means of Escape and is applicable to new dwellings, extensions, material alteration of existing dwellings and change of use. Provisions are described for:

1. **ESCAPE FROM THE GROUND STOREY.**
2. **ESCAPE FROM UPPER FLOORS NOT MORE THAN 4.5M ABOVE GROUND LEVEL.**
3. **ESCAPE FROM UPPER FLOORS MORE THAN 4.5M ABOVE GROUND LEVEL.**

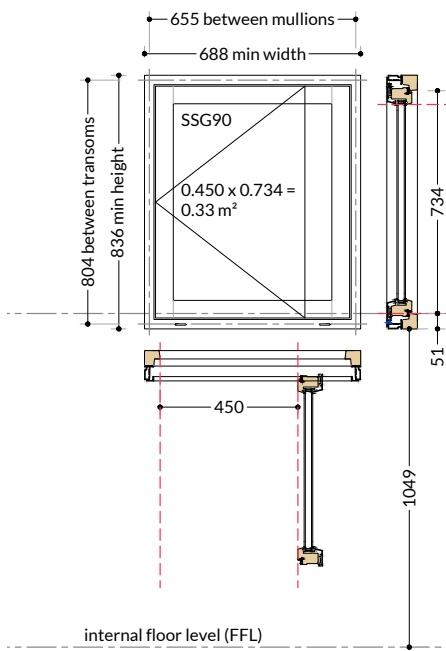
KEY FEATURES

- Windows should have an unobstructed clear opening area of at least 0.33m² and at least 450mm high and 450mm wide.
- The bottom of the openable area should be not more than 1100mm above FFL.
- Note – Approved Document K (Protection from falling, collision and impact) specifies a minimum guarding height of 800mm.
- 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 should be designed such that they will remain in the open position without needing to be held by a person making their escape.
- In the case of escape from upper floors not more than 4.5m above ground level, windows should be accessible via a ladder.
- In the case of escape from upper floors more than 4.5m above ground level, alternative protected escape routes should be provided.
- In the case of replacement windows, the window opening should be sized to provide at least the same potential for escape as the window it replaces or it can be reduced to the minimum specified above.

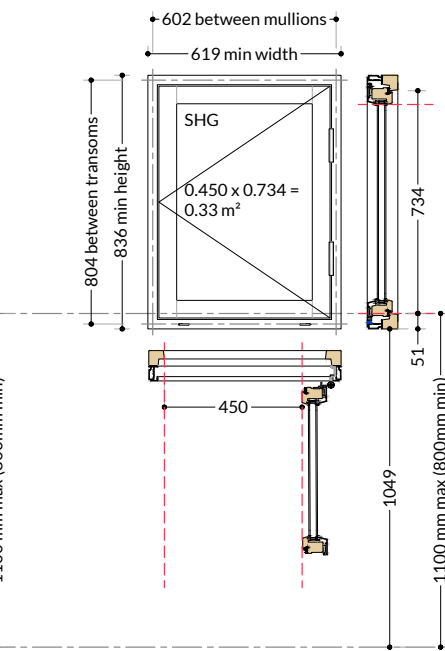


Typical details to meet the requirement for means of escape

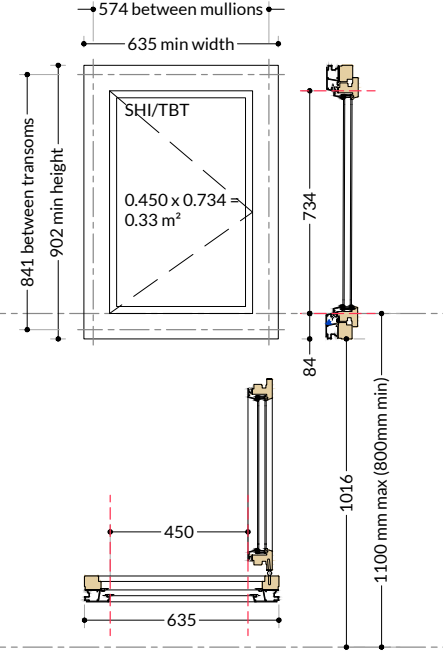
SSG90 MINIMUM WIDTH



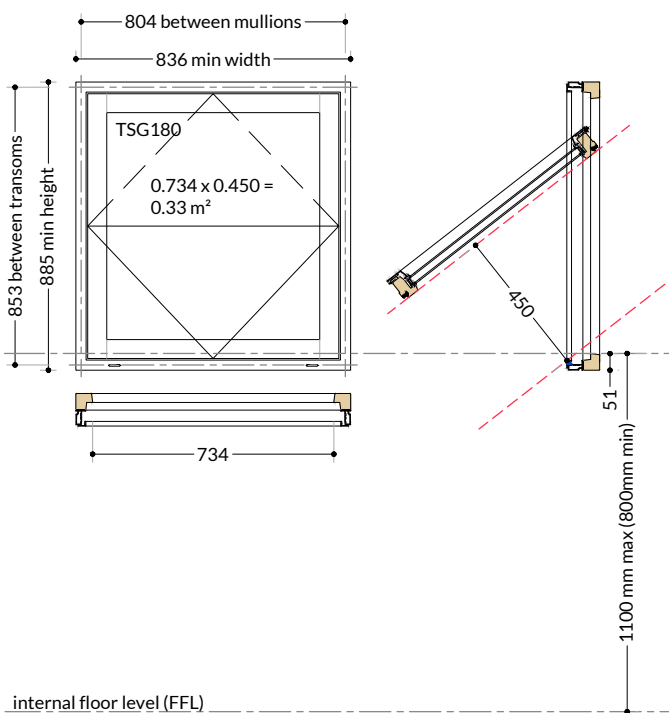
SHG MINIMUM WIDTH



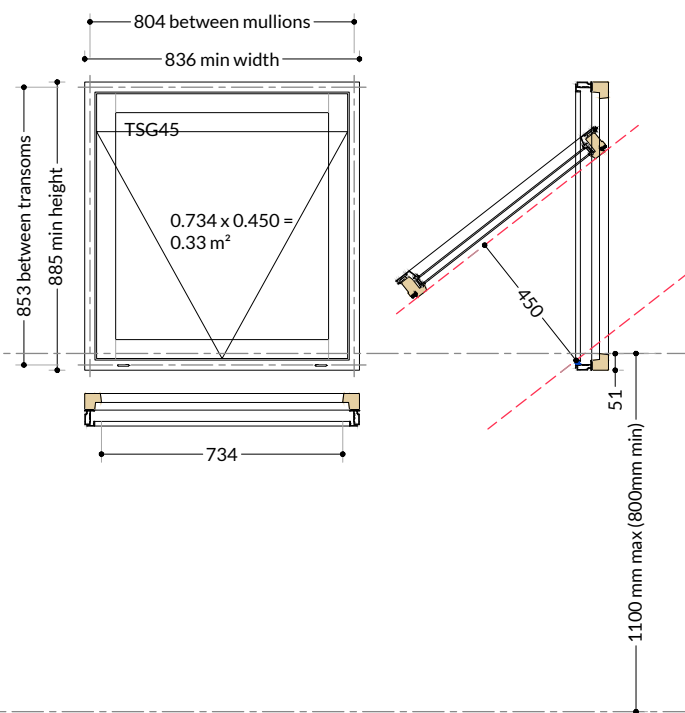
TBT/SHI MINIMUM WIDTH



TSG180 MINIMUM HEIGHT



TSG45 MINIMUM HEIGHT



Please see window type data sheets for all the sizes that meet the minimum requirements for fire escape.