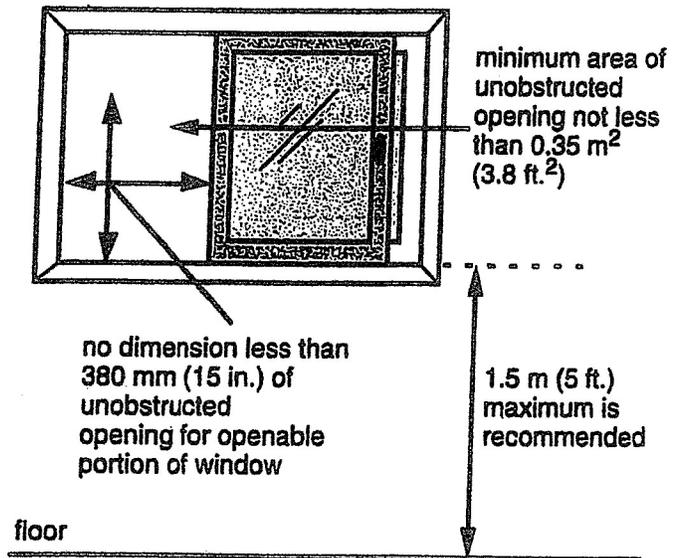




# BASEMENT BEDROOMS

## BEDROOM WINDOWS

Unless the dwelling unit is sprinklered or the basement has a doorway directly to the exterior, every basement that has a bedroom must be provided with one outside egress window that can be opened from the inside without the use of tools, to provide an emergency means of escape or rescue. The window must provide a minimum unobstructed opening area of 0.35 m<sup>2</sup> (3.8 ft<sup>2</sup>) with no dimension being less than 380 mm (15 in.).

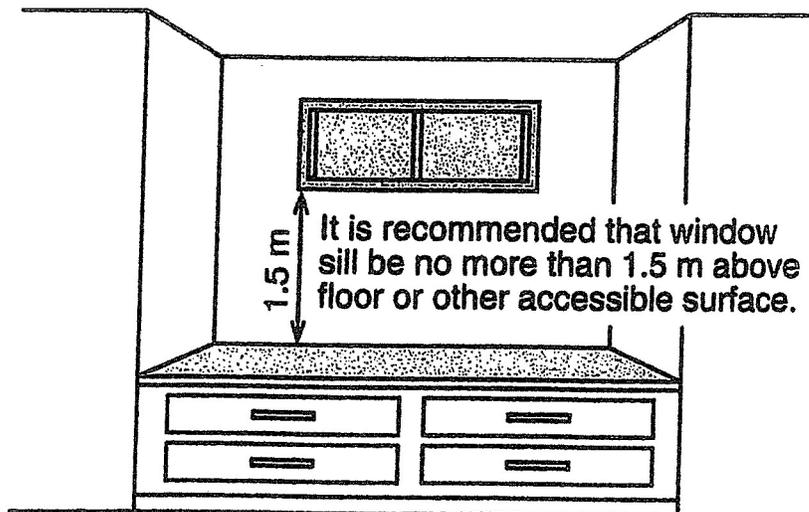


**Egress windows serving floor areas containing bedrooms**

It is recommended that the sills of windows intended for emergency exit be no more than 1.5 m (5 ft) above the floor. Where this is difficult to provide (such as with basement bedroom windows), access to the windows can be improved through means of built in furniture beneath the window.

## SMOKE DETECTORS

Every basement bedroom is required to be provided with an interconnected smoke detector inside the room in addition to the interconnected smoke/CO detector located within close proximity to the bedroom door outside of the bedroom.

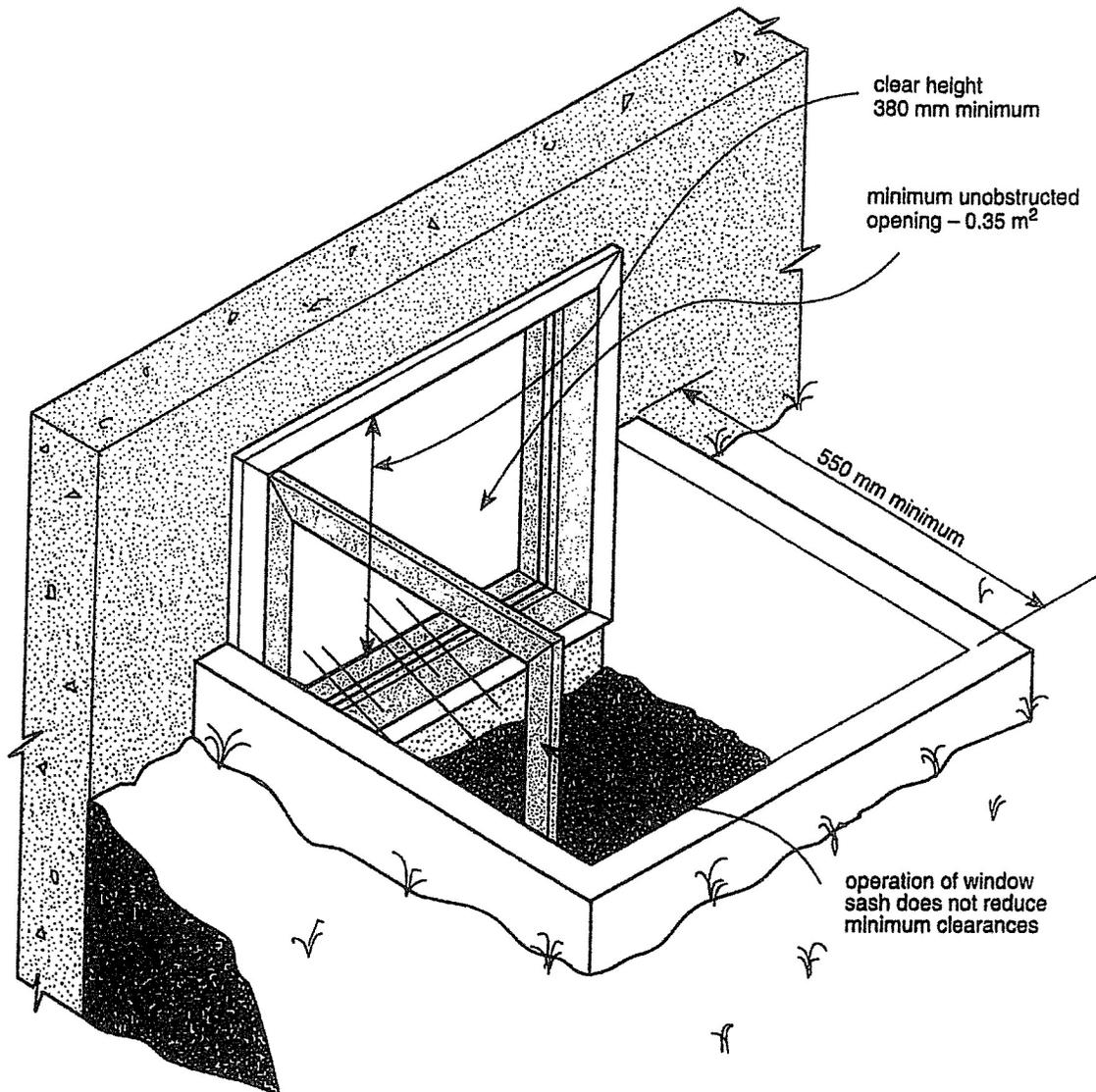


**Access to egress windows**

## WINDOWS OPENING INTO WINDOW WELLS

The emergency escape window must have a clearance of 550 mm (22 in) in front of the window if it opens into a window well. For escape in emergencies, the sash of windows that swing towards the window well must not reduce the clearance below the required minimum.

Window wells should be kept free of debris such as leaves, toys, snow or other objects that obstruct the operation of the window or impede escape. The location and clearances to the window well need to be considered when planning landscaping, driveways or decks.



### Egress windows in window-well