

Means of escape requirements from a dwelling

All habitable rooms to dwellings and extensions shall have first floor windows suitable for means of escape. This also applies to all ground storey habitable rooms, which do not connect to a hallway leading directly to an outside door.

Achieving the requirement

The window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be below 800mm nor more than 1100mm above the floor level.

The window must also have appropriate escape catches and hinges to ensure this clear opening is achieved.

Also all windows should be accessible via a ladder.

Typical details to meet the requirement for means of escape

