

Minimum Sizes Required for Fire Escape per Building Regulations Part 'B' – Fire Safety

Building Regulations Part 'B' – Fire Safety requires minimum clear openings of 450mm wide; 450mm high and 0.33m² opening area. The dimensions in this technical bulletin are based on Elite windows with 12" Egress Easy clean hinges (which we fit as standard to side hung sashes). We fit 16" Egress Easy clean hinges to wider windows so, these are not considered here as we are looking at minimum sizes.

The window frame widths required to achieve the 450mm wide opening are:

- Side Hung, Slim Outer frame both sides = 595mm
- Side Hung, Deep Outer frame both sides = 625mm
- Side Hung, Slim Outer frame one side, Mullion other side = 585mm
- Side Hung, Deep Outer frame one side, Mullion other side = 600mm
- Side Hung, Mullion both sides = 575mm
- French Window, Slim Outer frame both sides = 740mm
- French Window, Deep Outer frame both sides = 770mm

If the window has an opening width of 450mm, the height required to achieve 0.33m² is $(0.33 / 0.45 = 0.733\text{m})$ 733mm + 34mm + 34mm = 801mm for a slim frame. Add 15mm for a deep outer frame.

If the window is wider than 450mm, it doesn't have to be as high as 733mm to achieve the 0.33m². Please contact Aluco if you need us to check the height required to achieve the min 0.33m² opening area.

We don't offer fire escape on top hung sashes as the building regulations also requires that "the window remains in the open position without needing to be held by a person making their escape" and due to the sash weight, that cannot be guaranteed.