

Roof light or roof window

Windows or roof lights should provide a minimum 0.33 sq.m when open and located so as to be accessible from the ground by ladder.

NB: windows could be positioned in end or gable wall of house. In addition, all first floor habitable rooms, whether inner rooms or not, should be provided with suitable escape windows.

Escape windows are not permissible above first floor level as means of escape should then be achieved an internal fire resistant protected via route.



Building Control



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Building Control team

The Building Control Surveyors usually carry out site inspections in the mornings and are available for contact in the afternoons.

A Duty Officer is available from 2pm to 5pm, Monday to Thursday, and 2pm to 4.30pm on Friday. Please call 01263 516345.

For queries concerning Building Regulation charges contact Nichola Ransome on 01263 516023.

The Building Control team is committed to maintaining standards in buildings based on a professional and publicly accountable service. We have a wealth of local knowledge, experience and, can respond quickly to your needs.

If you would like this information in large print, audio, Braille, alternative format or in a different language please contact Nichola Ransome.

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Building Control



The Building Regulations 2010
Guidance Note



Means of escape

Inner rooms within homes

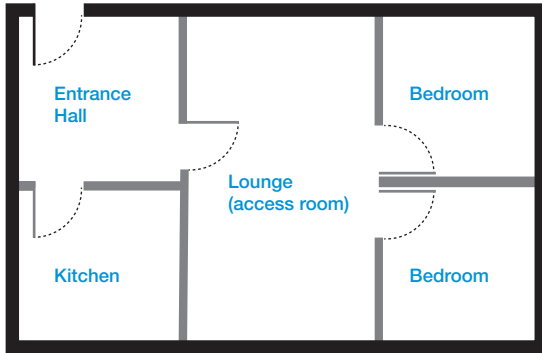
Means of escape

Inner rooms within homes

Inner rooms

Definition: A room where the only escape route is through another room (termed the access room). Inner rooms are a safety concern due to the risk of fire in the access room.

In the following example the bedrooms are considered inner rooms as escape is only possible through the lounge (the access room).



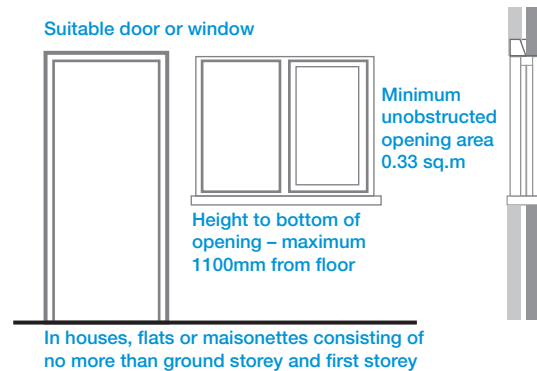
However an inner room can be acceptable where:

- the inner room is a kitchen, laundry or utility room
- the inner room is a dressing room
- the inner room is a bathroom, shower room or WC, or
- any room on the basement, ground or first floor, which has an openable window or external door suitable for escape or rescue.

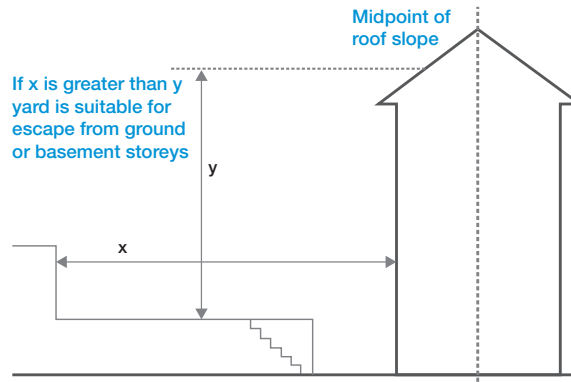
To be suitable for escape purposes, windows should conform to the following dimensions:

- It should have an unobstructed opening area of 0.33 sq.m and have a minimum dimension of 450 mm in either direction. The bottom of the opening should be no more than 1100mm above the floor.

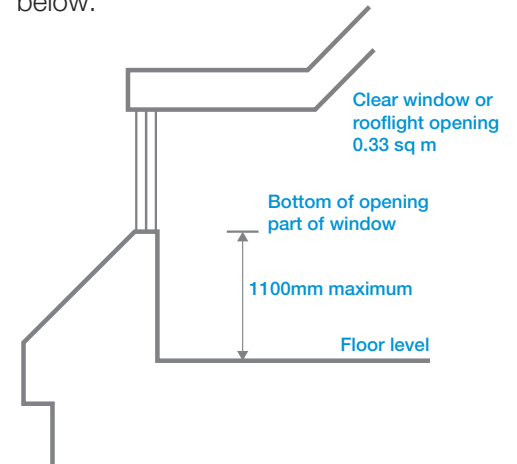
Note: a window 450 mm x 450 mm will not meet the 0.33 sq.m criteria. In practice, the minimum clear openable area is 450mm x 734mm.



- Escape from the window should be to a place of safety free from the effects of fire. Where this is to an enclosed back garden or yard, its length should be at least equivalent to the height of the dwelling.



- Where provided for escape from a room above ground storey level, a dormer window or roof light should be positioned as indicated below:



Dormer window

The window may be in the end wall of the house, instead of the roof as shown.

