

WINDOWS IN PART 9 RESIDENTIAL BUILDINGS

(New for 2024)

Openable windows that are less than 900mm (35 ½”) from the finished floor or more than 1800mm (71”) from the ground or floor on the other side of the window need to be protected with a guard or mechanism that can only be released with the use of tools or special knowledge to control the free swinging or sliding operation of the openable part of the window so as to limit any clear unobstructed opening to not more than 100mm (4”) measured either vertically or horizontally.

The primary intent of the requirement is to minimize the likelihood of small children falling significant heights from open windows. The requirement applies to openable windows in dwelling units and generally those located on the second floor or higher of residential or mixed-use buildings.

Once cracked open, some openable windows can be opened further by simply pushing on the openable part of the window. Consideration must be taken in selecting windows, as some with special operating hardware can still be opened further by simply pushing on the window or by deactivating a spring-loaded button or other mechanism that is not considered a window opening control device (WOCD) that could be inadvertently operated by a young child. Below is technical description of WOCDs from ASTM F2090, "Standard Specification for Window Fall Prevention Devices With Emergency Escape (Egress) Release Mechanisms."

GUIDANCE PER ASTM F2090-2021

WOCDs were first introduced officially as fall prevention devices in the 2008 version of ASTM F2090, Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms. To meet ASTM F2090 requirements, a WOCD must:

1. Limit the sash opening to less than 4 inches dimension, and
2. Be able to be disengaged by either:
 - installation of two independent single-action devices (for example, a lever that can be flipped, with two such devices installed on the same window), or
 - one dual-action device that requires two separate, distinct and consecutive actions to release the WOCD, such as holding a button in while sliding a lever, and
3. Upon release of the WOCD, the sash must be able to be fully opened as may be needed for emergency escape or rescue. The WOCD device must then automatically reset when the sash is re-closed such that the device will again limit the sash opening to a less than 4-inch opening.

BEDROOM EGRESS WINDOWS

As this requirement to limit the opening of windows is in direct conflict with the requirement for egress windows to be opened without the use of keys, tools or special knowledge and as a result all bedroom egress windows will be required to be mounted so that the openable portion of the window more than 900mm from the floor or less than 1800mm from the floor or ground on the other side of the window.

For further information contact the Building Division at Building@campbellriver.ca or 250-286-5757