

The regulations for dwelling houses

On the 1st July 2000 the approved Standard Document on Fire Safety was superseded by the approved document to support Part B on Fire Safety.

The guidance has been applicable to all initial notices that are submitted to the appropriate Local Authority since 1st July 2000. There are a number of differences between the previous edition (1992 edition, second impression) and the 2000 edition that affect the design of buildings. In particular there are new requirements for single family dwellings, flats and maisonettes.

There is a requirement to provide emergency egress windows to habitable rooms on the ground and first floor levels of up to two storey dwellings unless a protected route is provided from those rooms to the final exit. Three storey properties do not require emergency egress windows from the ground and first floor habitable rooms, as they have to be provided with a protected route in any case.

This has had great impact on which window frames can be used for escape purposes and where they can be used. Windows which will meet fire regulations are those with an opening which is at least 0.33m², with the minimum dimensions of 450mm. The opening must be no higher than 1100mm from the floor. Listed across are details of how Howarth Windows & Doors comply with the revised regulations:

- **HI-SPEC SIDE AND TOP HUNG CASEMENT**

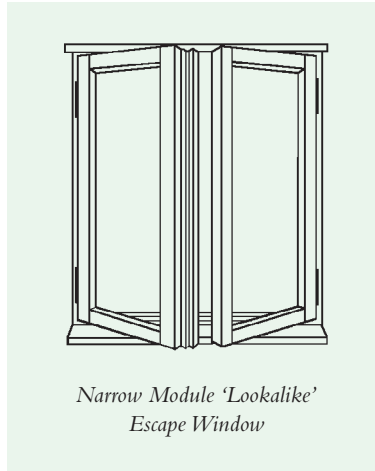
For further details see page: 36-37

- **SLIDING SASH**

For further details see page: 44-47

NOTE: Fire Escape windows must have non-locking handles.

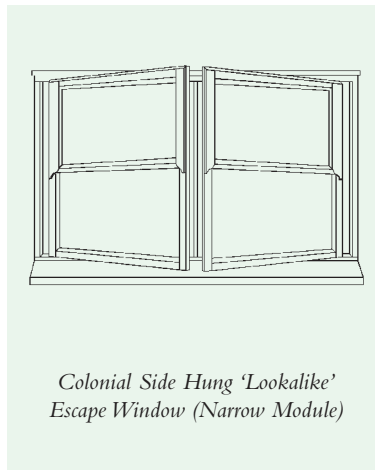
When enquiries are received for quoting, Howarth will prepare quotations to the new regulations wherever possible, unless stated otherwise.



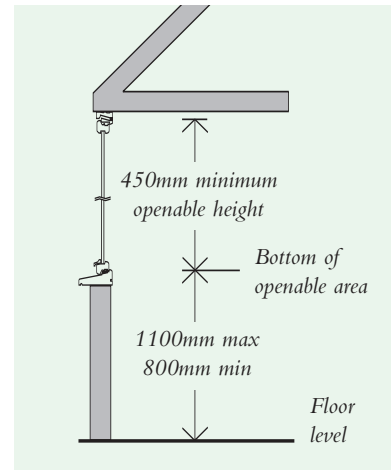
Narrow Module 'Lookalike'
Escape Window



Colonial Side Hung 'Lookalike' Escape
Window (Standard Module)



Colonial Side Hung 'Lookalike'
Escape Window (Narrow Module)



(Above) Sliding sash fire escape windows are designed to slide up and down under normal use, but **in an emergency** can be opened on a side hung hinge (above right) to allow clear egress. This method of opening the window should not be used on a day to day basis as it will put undue strain on the hinges.