

PROPOSED CHANGE

NBC05-DivB-03.03.04.07.(01)_(03)-add-replace-UE_ed.doc

MODIFICATION PROPOSÉE

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Comment

Commentaires

Document	NBC 2005	Document
Provision	3.3.4.7.(1); 3.3.4.7.(2) and (3)-add 2010	Exigence
Committee	Use and Egress • Usage et moyens d'évacuation des bâtiments Housing and Small Buildings • Maisons et petits bâtiments	Comité
Minutes	UE 2005-5th meeting 5.6.5	Procès-verbaux

EXISTING PROVISION

3.3.4.7. Stairs, Handrails and Guards for Dwelling Units

1) Stairs, handrails and *guards* within a *dwelling unit* shall conform to the appropriate requirements in Section 9.8.

PROPOSED CHANGE

Replace Sentence 3.3.4.7.(1) and Add new Sentences 3.3.4.7.(2) and (3) as follows:

Other Code Provisions Affected: None

3.3.4.7. Stairs, Handrails and Guards for Dwelling Units

1) Except as required in Sentences (2) and (3), sStairs, handrails and *guards* within a *dwelling unit* shall conform to the appropriate requirements in Section 9.8.

2) Except as provided in Sentence (3), openable windows in suites of residential occupancy shall be protected by

a) a guard with a minimum height of 1 070 mm, or

b) a mechanism capable of controlling the free swinging or sliding of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally where the other dimension is greater than 380 mm.

3) Windows need not be protected in accordance with Sentence (2) where

a) the only opening having greater dimensions than those allowed by Clause (2)(b) is located higher than 1 070 mm above the finished floor, or

b) the window sill is located less than 1 800 mm above the floor or ground on the other side of the window.

RATIONALE

Problem

Part 9 contains requirements for protection at certain windows and doors to address the hazard of falling from windows or from doors that are installed to serve as windows or that do not have walking surfaces at similar heights on both sides of the door. This protection is not required by or referenced from Part 3. There is no apparent reason for these differences. Numerous serious injuries and deaths occur every year as a result of persons falling from apartment windows that are not provided with protection. The media and social outcry have led to calls for changes to the Code.

Justification - Explanation

The provisions require that guards be installed unless the windows or doors are provided with motion limiters that can be set to limit the opening to not more than 100 mm – the same as is required for openings in guards.

Cost implications

There are no cost implications where windows with crank operators are installed as these provide the required control on the opening. Some sliding windows and doors are manufactured with limiters as a standard accessory for no additional cost. However there may be cost implications depending on the manufacturer of the window.

Enforcement implications

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Can be enforced by the currently available infrastructure without an increase in resources.

Who is affected

Designers, builders and Code officials.

Occupants (due to provision of means to provide improved safety).

OBJECTIVE-BASED ANALYSIS OF NEW OR CHANGED PROVISION

Provision: 3.3.4.7.(1)

Analysis:

Attributions

N/A

Objective

N/A

OBJECTIVE-BASED ANALYSIS OF NEW OR CHANGED PROVISION

Provision: 3.3.4.7.(2)

Analysis: New

Attributions

[\[F30-OS3.1\]](#)

Objective

[OS3 Safety in Use](#)

OBJECTIVE-BASED ANALYSIS OF NEW OR CHANGED PROVISION

Provision: 3.3.4.7.(3)

Analysis: New

Attributions

N/A

Objective

N/A

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