

RB14-031

OPENABLE WINDOWS IN GARAGES AND CARPORTS

Reference: Alberta Building Code 2014 Sentence 9.7.7.1.(1)

Sentence 9.7.7.1.(1), “An openable window shall not be located in that part of a wall separating a dwelling unit or a house with a secondary suite from an attached garage.”

Question:

Is it acceptable for openable windows which have been made non-openable with screws or other devices to be considered as "non-openable" for this purpose and be allowed in a separation between a dwelling unit and a garage?

Commentary I Relevant Facts:

When the Code prohibited openable windows in the above location, it was not the intention to permit openable windows, temporarily made non-openable (by the use of screws, etc.), which could be very easily tampered with and altered. The objective was to permit only those window types which are permanently non-openable, such as sealed units or glass rigidly fixed to non-movable frames.

Conclusion:

No. Openable windows, temporarily secured and made non-openable are not permitted in a wall separating a dwelling unit and a garage.

Chief Building Inspector

Regulation Bulletin General Policy Statement

Unless stated otherwise, the Code references in this Regulations Bulletin are to Division B of the Alberta Building Code 2014 (ABC 2014). Regulation Bulletins do not overrule the ABC 2014 nor constitute a relaxation of the Code. They serve to clarify the Code in areas where the latter is ambiguous or does not cover a specific topic. Regulation Bulletins are City of Calgary clarifications for staff use to enable consistency in the application of the Code. Regulation Bulletins should always be read in the context of the appropriate requirements of the Code.