
SECURITY BARS ON RESIDENTIAL WINDOWS

NOTE:

This informational bulletin applies to a building that is:

- 1) a residential occupancy, or contains a residential occupancy;
- 2) is not more than 3 storeys in building height (excluding basements); and
- 3) is not more than 600 m² (6,458 ft²) in building area (per floor).

Are fixed or lockable security bars permitted on windows?

Fixed or lockable security bars are not permitted on a bedroom window, unless a bedroom door provides access directly to the exterior. Article 9.7.1.3 of the Manitoba Building Code requires each bedroom to have an outside window which provides an unobstructed opening and which must be openable from the inside without tools or special knowledge.

This requirement is to ensure the window is made available for emergency escape or rescue in the event of a fire where a person is not able to reach the exit door.

Hinged or removable window guards that can be operated or removed from the inside without tools or special knowledge such as removing a pin, may be acceptable. Check with your Building Inspector or Fire Prevention Officer.

Fixed or lockable security bars are not permitted on fire fighting access panels. The fire department requires access panels in every unsprinklered building up to three storeys in building height. An access panel shall be located on every storey in not less than one wall facing on a street and shall be readily openable from both inside and outside or be glazed with plain glass. This requirement is to ensure fire-fighters have access to each storey of a building to fight a fire.



PLANNING, PROPERTY
AND DEVELOPMENT
DEPARTMENT



For more information on this bulletin or Building Code requirements that may pertain to security bars on windows in residential buildings contact:

Plan Examination Branch
PH: 204-986-5268
FAX: 204-986-7307



Winnipeg
at your service.

Every effort has been made to ensure the accuracy of information contained in this booklet. However, in the event of a discrepancy between this booklet and the governing City of Winnipeg By-law, the By-law will take precedence.

City of Winnipeg
Planning, Property and Development Department
31 - 30 Fort Street
Winnipeg, Manitoba
R3C 4X7

www.winnipeg.ca/ppd

Security Bars on Residential Windows

A general guideline on the Manitoba Building Code requirements for security bars on residential windows

