



FRASERVIEW

— Housing Cooperative —

Fraserview Window Safety Policy

Purpose of the Policy:

This policy aims to educate members about window safety to help mitigate the risks of falls and other dangers associated with windows.

Background

The Fraserview Co-op's windows were designed to open inward in two directions:

1. opening at the top, along the horizontal axis (with restrictors limiting the gap to 1-4 inches depending on the window), or
2. swinging fully open along the vertical side axis.

Fraserview's windows were designed to meet the safety requirements outlined in the City of Vancouver's Bylaws and the BC Building Code¹. However, even well-designed windows may pose a risk for young children, who are harmed due to falls out of windows every year. This same risk exists for the above-ground balconies and walkways in our Co-op.

Window coverings may also present a risk. Young children or pets could get tangled in loose cords from window coverings, resulting in choking or strangulation.

The best way to avoid these risks is through education and preventative measures, as outlined in this policy.

Policy

Safety Inspections and education

1. The Fraserview Co-op will lock all second and third-floor windows during move-out unit inspections and highlight window safety to all new members.

¹ The 2014 Vancouver City Building Bylaw 10908 is the code that applied when the Co-op was being built. This code references the 2012 British Columbia Building Code (BCBC). See Div. B, section 9.8.8.1. Required Guards located online at:

<https://vancouver.ca/files/cov/2014-VBBL-consolidated-updates-book-1.pdf>. See page 342a.

2. Home inspections subject to the [Fraserview Annual Home Inspection Policy](#) will include window safety assessments. Safety concerns, such as furniture beneath an unlocked window, will be highlighted to Co-op members with young children.

Window Keys

1. Fraserview's windows include keyed locks. These locks can enable families to lock the windows to restrict them from opening fully along the vertical side axis. Where windows are locked and the keys stored in a separate safe location, a child's ability to open the window fully along the vertical side axis is appropriately restricted.
2. The Fraserview Co-op will provide window keys to all members to lock or unlock their unit windows.
3. All Fraserview members will receive this policy when receiving keys.
4. As per the [Fraserview Keys and Locks Policy](#), members must report lost window keys to the Co-op. Members may be charged for replacements.

Window Safety

1. Window safety should always be a concern for households with small children. Members are responsible and liable for the safety of their windows when young children are present.
2. Tampering or attempting to alter or modify normal window operations, built-in window restrictor/guards or window locks are not permitted without approval by the Board, as per the [Fraserview Alternations Policy](#). Members may be charged for any damage that occurs due to tampering with the window, locks, restrictors.
3. Requests for additional built-in window restrictors/guards may be made to the Fraserview Board of Directors. Charges for additional guards may apply.

Window Safety Considerations and Recommendations

- For households with young children, the Fraserview Co-op recommends that windows are unlocked by members along the vertical, side-opening axis only where the situation necessitates, such as for window cleaning, screen removal, emergency ventilation, emergency egress, or temporary ventilation - provided appropriate supervision is in place.

- Supervision of children is not possible all the time. Accidents and falls can happen in a matter of seconds. The safest approach is to prevent children from getting near a window opening and limiting the ability for the window to be opened wide enough to precipitate a fall.
- Keep furniture or climbable objects away from windows wherever possible.
- Do not underestimate what a child will climb on. Planters, window sills, and any type of toy or furniture near a window may present a climbing hazard.
- Window screens are only designed to protect from insects entering the suite. Do not rely on window screens to prevent falls.
- Windows which open inwards along the vertical, side axis, may also present a risk of harm to children (and adults) who may walk into the window or bump their heads on the window. Removable edge and corner guards may mitigate this risk. These may be installed by members at their discretion.

Recommendations regarding Window Coverings

Window coverings with cords that are accessible to small children or pets may become strangulation hazards.

The following advice will minimize this risk for families with small children or pets:

1. Replace corded window coverings with other cordless options.
2. Move cribs, beds, furniture and toys away from windows and window cords, preferably to another wall.
3. Make sure that tasselled pull cords are as short as possible.
4. Continuous-loop cords on draperies and vertical blinds should be permanently anchored to the floor or wall.
5. Keep all window cords well out of the reach of children. Eliminate any dangling cords.
6. Check that any mechanical cord stops are properly installed and adjusted to limit the movement of inner lift cords.

Status: For Publication

Version Date: 2021-06-03