



# Collier County Fire Prevention and Protection Code POLICY AND PROCEDURE MANUAL

**ARTICLE NUMBER:** EWR 12-01

**EFFECTIVE DATE:** 9-20-2012

**SUBJECT:** Egress Windows in Fire Rated Exterior Walls

**OBJECTIVE:** Establish guidelines for replacing existing non-fire rated egress windows where the Code requires fire rated windows

## **BACKGROUND:**

We have been presented with situations where existing non-fire rated egress windows are being proposed to be replaced with Hurricane rated egress windows. The problem that has been brought to light is that the existing windows were required to be fire rated but were not installed as such, which provides challenges for the property owners as well as the Fire Code Office and Fire Districts. It has been determined that there is only one fire-rated egress window available and it is very expensive and would require a shutter be installed for hurricane protection (preventing egress when the shutter is deployed.) Additionally, the County requires that the opening be re-engineered and altered to install the fire-rated egress window, resulting in substantial additional cost (not required for the installation of the hurricane rated egress window.)

Hurricane rated egress windows, as submitted, meet the intent of the Florida Fire Prevention Code (FFPC) and the Collier County Policy and Procedure egress requirements; however, they do not meet the FFPC for fire-rated window assemblies. Review of local fire incidents, where a hurricane rated window was located in a room that sustained significant damage, this window remained intact. So, it would appear that impact glass windows will offer enhanced safety over the existing windows they are replacing.

## **POLICY/PROCEDURE:**

The decision is to allow egress/impact windows in place of egress/impact/fire-rated windows. This is based upon the FFPC 101: 1.2, A1.2 and Florida Statutes 633.026 and 633.025 (6), which states –“With regard to existing buildings, the Legislature recognizes that it is not always practical to apply any or all of the provisions of the minimum firesafety code and that physical limitations may require disproportionate effort or expense with little increase in lifesafety.”

## **CODE REFERENCES:**

2010 FFPC, NFPA 101:1.2, FS. 633.025(6)

## **ATTACHMENTS:**

None.

**DISTRIBUTION:** Big Corkscrew Island Fire District; East Naples Fire District; Golden Gate Fire District; Immokalee Fire District; Isle of Capri Fire District; North Naples Fire District; Ochopee Fire District; City of Marco Island Fire Department; Building Director, Collier County Community Development; Chief Inspectors, Collier County Community Development; Collier County Community Development Records; Collier Building Industry Association (CBIA); Subscribers