

# WINDOW SAFETY

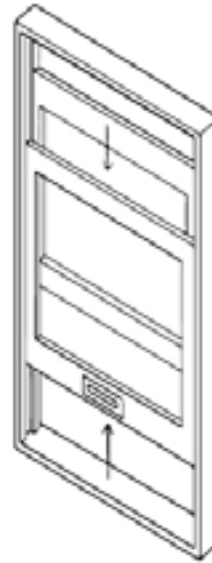
## REQUIREMENTS FOR APARTMENT AND CONDOMINIUM BUILDINGS ONLY

Rigid metal window guards or window stops must be installed in every habitable room of any rental apartment or condo located above the ground floor to prevent windows from opening more than 4 inches when:

- 1) The unit is occupied by a child age 10 or younger.
- 2) Any tenant requests window guards.

- Tenants without minor children under age 11 do not have to have window guards installed.
- All window guards must be securely screwed into the window frame by the landlord at no cost to the tenant.
- Landlords must notify tenants in [writing](#) about the [window guard law](#) at least annually at one of the following points in time: a) at lease signing, b) at lease renewal, c) when the rent is increased, or d) every February 1st.
- Window guards are not required in basement or ground floor units, on windows that do not open, in windows that have a permanently bolted air-conditioning unit with no opening more than 4 inches, and in windows used to access a fire escape ladder or an exterior balcony.
- Landlords must maintain a current inventory of the types of devices used, the number installed in each unit, and the location of each device.
- Landlords and tenants must ensure that window guards/stops remain permanently installed in rental units occupied by children under age 11.

Window protection devices must comply with all building and fire safety codes. The top and the bottom of the window may not open more than 4 inches.

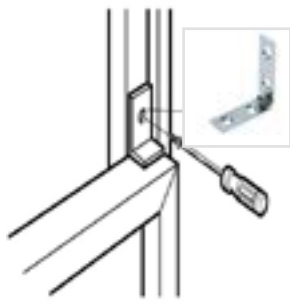


In rental units located within 20 feet of the finished ground level, the window protection device must have an ASTM F2090 compliant emergency escape release mechanism.

## EXAMPLES OF CODE COMPLIANT WINDOW GUARDS/STOPS



Metal Block



Metal Bracket



Metal Bars



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## CHILD SAFETY



According to the Academy of American Pediatrics accidental window falls cause 12 deaths and 5,000 injuries among children ages 10 and under each year! In 80% of the accidental window fall cases a window screen was in place before the fall.

- Never leave young children alone in a room even when window guards have been installed to prevent a window from opening more than 4 inches.
- Keep windows closed and locked when young children are present.
- Never depend on screens to keep children from falling out of windows.
- Never place any furniture or any object near a window that a child can climb on.
- Do not let children play near windows, balconies, and patio doors.
- Use windows outside of a child's reach for ventilation.
- Teach children and others about the danger of accidental window falls.
- Remove any objects that may be thrown by a child to break a window.
- Never let children play in hallways, stairways, and other common areas that may not have window guards.