



RIGHT ON

Q

# Document Q For Dwellings

## Changes to building regulations for security

Prepared by



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For Dwellings  
**Changes to building  
regulations for  
security**

An industry guide from  
**Balls2 Marketing Ltd**



## introduction/

Building Regulations are changing and from October 2015 doors and windows in new homes must meet new standards, offering more security to householders and reducing the risk of opportunistic break-ins.

Many of the standards are already in common use under the Secured by Design initiative, and following the Housing Standards Review have been adopted by the Government.

## what?/

This review of the building regulations framework and housing standards was intended to consolidate and simplify various codes, standards, rules, regulations and guidance in security, as well as other areas such as energy, materials and accessibility.

The Government published its approved Document Q, setting out the new standards and guidance to ensure doors and windows can resist physical attack by a casual or opportunist burglar through being sufficiently robust and fitted with appropriate hardware.

## when?/

The changes included in the approved document take effect on 1 October 2015 in England, and on some specific types of building in Wales.

They do not affect work started before that date, or work subject to a building notice, full plans application or initial notice submitted before that date – provided work on site is started before 1 October 2016.

Document Q is also supported by the National Planning Policy Framework (NPPF), which states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Taking a lead from the Secured by Design New Homes Guidance 2014.



## Tightened rules for bi-folds/

The guidelines refer to larger doors and low thresholds now common on folding and sliding doors and French doors which often do not meet the security standards of single doors.

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### who?/

There are two stages where responsibility for ensuring the regulations are met lies:

1. Whoever CE marks an individual door or window design as complying with the standards laid out below
2. The installer or builder who holds the responsibility for making sure a new home is fitted with secure doors and windows and that they are installed correctly.

### where?/

The Government says reasonable provision must be made to resist unauthorised access to any home, and to any part of a building from which access to homes can be gained.

The regulations apply to all doorsets and windows that provide access from outside into:

- A single dwelling
- A building containing one or more households e.g. flats
- Each individual flat from the common parts of the building

This includes garage doors if there is access from the garage to the home, unless internal access from the garage is through a secure doorset.

## doors/

The regulations divide doors into primary and secondary categories, with slightly different minimum requirements. But they apply to all doors, including French and bi-fold doors which may have a traditionally lower security threshold, if they grant access to a dwelling.

The following regulations apply to doors measuring up to 1000 x 2000mm. Larger doors may need additional security measures.

In addition to door construction, the regulations cover requirements for security features such as viewers, door chains and laminated glazing.

## door construction/

A secure doorset means one which has been designed and constructed in accordance with a specification or design which has been tested to resist physical attack by a casual or opportunist burglar.

Most commonly, this is likely to mean using secure doorsets manufactured to a design that has been shown by test to meet PAS 24:2012 security requirements.

Alternatively, they can satisfy:

- STS 201 Issue 5:2013
- LPS 1175 Issues 7:2012 security rating 2
- STS 202 Issue 3:2011 burglary rating B
- LPS 2081 Issue 1:2015 security rating B

## timber doorsets/

Bespoke timber secure doorsets must meet minimum standards for density (600kg/m<sup>3</sup>) and panel thickness (15mm), as well as a maximum panel size of 230mm along either the width or height. Beading must be mechanically fixed and glued in position.

## door glazing/

Any glazing which could be broken by someone trying to reach inside and unlock the door must meet a minimum class P1A in accordance with BS356:2000 – usually laminated glass reaching PAS24:2012 standards.

## door features/

- **Door viewer:** the main entrance door/front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the door set. Alternative caller-identification measures such as video camera entry systems can also be used.
- **Door chain:** the doorset should also have a door chain or door limiter except in a small number of instances, for example in sheltered housing where a warden may need emergency access.
- **Multi-point locking:** doors should be fitted with a multipoint locking system or if not practical, a mortice lock that conforms to one of BS 3261 (key locking both sides); BS8621 (non-key on the inside), or BS10621 (can be locked from outside)

Non-primary doors, such as a back door or garage interconnecting doors should be fitted with a multipoint locking system that meets the requirements of either PAS3621 (key locking on both sides), PAS8621 (non-key locking on the internal face), or PAS10621 (can be locked from outside).

- **Hinge bolts:** hinges accessible from the outside should incorporate hinge bolts.
- **Key fishing:** where a letter plate is fitted, it should have a maximum opening of 260 x 40mm and incorporate a flap or other feature designed to hinder anyone trying to hook keys with a stick or insert their hand.
- **Fitted right:** Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

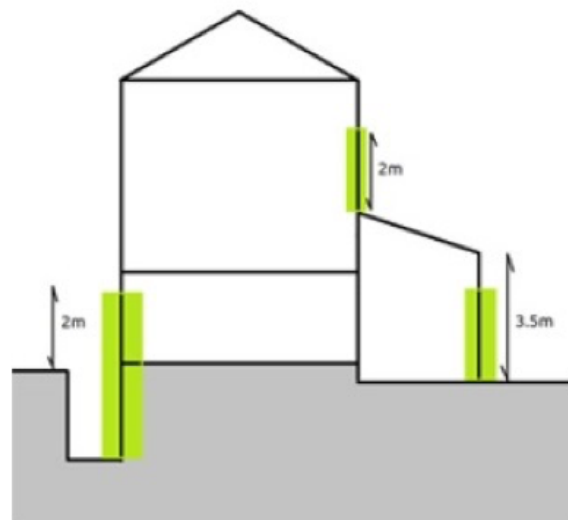
The wall itself may also need reinforcing in some cases, for example thinner walls used to create flats within buildings, if there is a danger of an intruder simply breaking through.

## windows/

The new regulations apply to windows installed at ground floor level, basement level and within 2m vertically of an accessible level surface or a flat or sloping roof (with a pitch of less than 30°) that is within 3.5m of the ground, as illustrated:

The requirements for windows are simpler than for doors, though – windows must be made to a design that has been shown by test to meet the security requirements of PAS 24:2012, including laminated glass.

Installation must also be carried out to the manufacturer's instructions.



### Notes

- HM Government  
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partq/approved>
- Secured By Design  
<http://www.securedbydesign.com/pdfs/SBDNewHomes2014.pdf>



An industry  
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