

Guide to Approved Document Q

of the Building Regulations 2010 - **England**

Security of dwellings



dhf Best Practice Guide: Guide to Approved Document Q of the Building Regulations 2010 - England

Security of dwellings

Introduction

In 2015, a new requirement, Q1, dealing with security of dwellings, was added to English building regulations. For the first time, new dwellings were required to be able to resist unauthorised entry by casual or opportunist burglars. This document contains information on how the requirements can be met and how this performance can be checked and assessed.

Application of the requirements

- Only apply in England;
- Only apply to NEW dwellings;
- Apply to easily accessible **windows and doors** giving access to:
 - A dwelling, from outside,
 - Parts of a building containing flats, from outside,
 - A flat, from the common parts of a building;
- Include garage doors¹ IF there is access into the dwelling;
- Apply to accessible flats;
- Effective from 1 October 2015 - so will not apply if EITHER work started before that date OR if planning permission was granted before that date and work started before 1 October 2016.

The requirement

The legal requirement will be met if windows and doors in the situations described above are “sufficiently robust and fitted with appropriate hardware”. The Approved Document contains practical guidance as to how this can be achieved. Although it is theoretically possible to comply in other ways, we recommend following the guidance in the Approved Document.

¹ In this case either the vehicle door or the door from the garage into the dwelling must be secure

² STS standards are published by Warrington Certification

³ LPS standards are published by the Loss Prevention Certification Board

Doors

All **easily accessible** doorsets providing access to a dwelling should be **secure**.

“**Easily accessible**” means within 2m vertically of an accessible level such as the ground or a balcony. This includes garage doors if there is an interconnecting doorway between the garage and the dwelling; in this case either the interconnecting door or the vehicle access door must be secure.

“**Secure**” means complying with PAS 24:2012 (or equivalent, see below) or, for bespoke timber doorsets only, manufactured in accordance with Appendix B of the Approved Document.

The standards considered to give performance equivalent to or better than PAS 24 are: STS² 201, LPS³ 1175 SR 2, STS 202 BR 2 and LPS 2081 SR B. There is no mention of EN 1627-30.

The reader is referred to Secured by Design as a source of further advice.

Windows

All **easily accessible** windows and rooflights should be **secure**.

“**Easily accessible**” includes ground floor and basement windows together with windows located within 2m vertically of a flat or sloping roof (with a pitch less than 30°) that is within 3.5m of the ground.

“**Secure**” means complying with PAS 24:2012 (or equivalent, see below).

Window standards considered to give performance equivalent to or better than PAS 24 are: STS 204, LPS 1175 SR 1 and LPS 2081 SR A.

The reader is referred to Secured by Design as a source of further advice.

APPENDIX B specifies some of the materials and components of a secure bespoke timber doorset, including the density and thickness of timber used, the locking system, hinge bolts and, where required, the letterplate.

Bespoke timber doorsets (Appendix B of the Approved Document)

The following materials and components are required for doors up to 1000mm wide and 2000mm high:

Component/material	Requirement
Construction material	Solid or laminated timber with a minimum density of 600kg/m ³
Doors, rails, styles and muntins	Minimum 44mm thick. After rebating, frame components must retain 32mm of timber.
Panels (if present)	Minimum 15mm thick, securely held in place with beading glued and mechanically fixed. Panel must not exceed 230mm in its smaller dimension.
Locking - main entrance	PAS 3621/8621/10621 multi-point lock or BS 3621/8621/10621 single-point mortice lock plus rim night-latch to the same standard.
Locking - other entrances	PAS 3621/8621/10621 multi-point lock or BS 3621/8621/10621 single-point mortice lock plus two morticed bolts with a minimum 20mm projection.
Hinges	If accessible from outside should incorporate hinge bolts.
Letter plates (if present)	Maximum size 260mm x 40mm, incorporating a flap or similar to prevent "fishing" attacks and protect against manipulating the lock through the opening. Compliance with DHF TS 008 is deemed to satisfy the requirement.
Door limiters and caller identification	Main entrance doors of dwellings should have facilities to identify callers (door viewer or adjacent clear glass giving a view of the caller) and a chain or limiter. (The latter is not to be fitted if it would prevent emergency access by a warden in sheltered housing - alternative measures would be needed such as an electronic audio-visual door entry system.)
Glazing	Any glazing breakage of which would permit a burglar to manipulate the lock must be minimum class P1A to EN 356:2000

Evidence

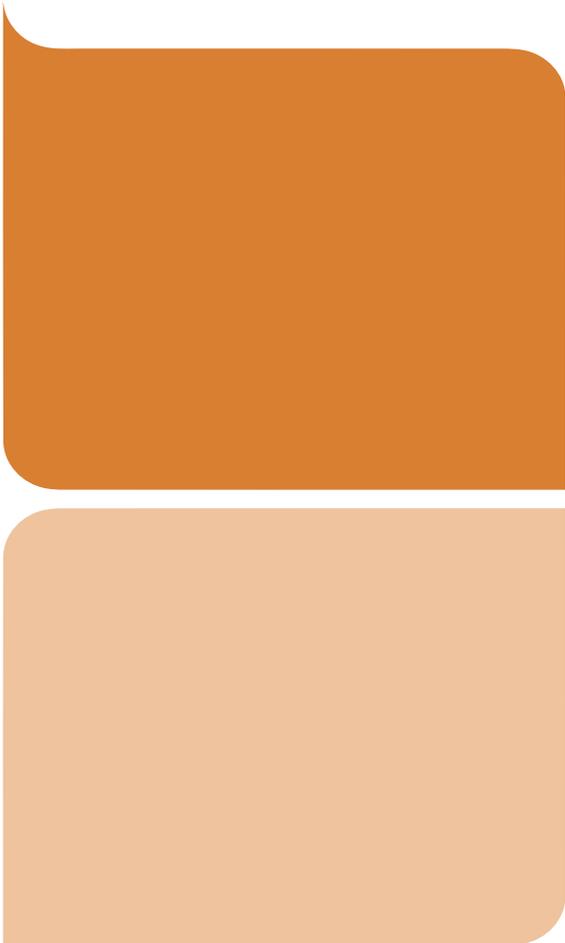
Suppliers of doors and windows need to demonstrate that the products installed meet the requirements of document Q. There is more than one route, including the bespoke timber door procedure in Appendix B of ADQ, but the main focus is on PAS 24 and the other standards listed. Building Control Officers will need to check and assess the evidence offered by the contractor to determine whether the installed product complies with the quoted standard.

This checking process may not be straightforward. Each product variant will require a technical file containing test reports, a precise description of the product and, probably, some detail about the production control system which ensures that the product actually manufactured matches the one that was tested. This will need to be checked to see that it applies to the installed product. This picture becomes more complex where more than

one party is involved, such as if the testing was commissioned by a system house and the production was undertaken by a customer of theirs.

Consequently, **dhf** recommends that producers obtain third-party certification from a UKAS-accredited certification body; in this case the certification body undertakes the checking and assessment of the evidence, making the process considerably easier for the Building Control Officer.

Certification claims generally require compliance with the latest version of the relevant standard. In this case, PAS 24:2012 has been replaced by PAS 24:2016. Approved Document Q permits using an updated version of a standard, provided that the standard continues to address all relevant requirements, which PAS 24:2016 clearly does.



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