

Document Q

General Outline

Building regulation Part Q applies to new builds only (or where a new build is formed by a material change of use such as a renovation or refurbishment) and took effect on 1st October 2015 in England. Part Q does not apply to any building regulation applications submitted before 1st October 2015.

Doors (including front and back doors, bi-folds, French doors and sliding doors) and windows (that is windows on the ground floor, basement and any accessible roof lights) must be able to resist physical attack by a casual or opportunist burglar by being sufficiently robust and fitted with the appropriate hardware.

Part Q applies to easily accessible doors and windows that provide access...

- ...into a property from the outside.
- ...into part of a building containing flats from the outside.
- ...into a flat from the common parts of the building.

It does not apply to replacement windows.

Doors and windows must be manufactured to a design that has been tested and shown to meet the security requirements of British Standards publication PAS 24.

PAS 24 is published by the BSI (British Standard Institute). PAS 24 provides a method for testing and assessing doors and windows in relation to security.

All ground floor and accessible doors must have suitable laminated glass with a security value of P2A or better. Windows do not require laminate glass for PAS24 but must have a locking handle.

Required Specification

DOORS

Secured By Design spec

Laminate glass

Letterplate guard

9mm reinforcing to any flat/décor panels

Spyhole viewer or clear glass

Safety chain

Dog bolts if open out

WINDOWS

Secured By Design spec

Must be laminate if within 400mm of a door or is accessible via flat roof

LAMINATE

All laminate glass used must be 6.8mm (not 6.4mm)

Laminate glass only needs to be to one pane of a double or triple glazed unit