



Approved Document Q

Security - Dwellings



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WHAT IS DOCUMENT Q?



Document Q is the latest addition to Building Regulations. It covers door and window security in relation to:

- new dwellings
- dwellings formed by a material change of use (i.e. when a building or part of a building that once used for one purpose will be used for another).

It came into force in England on 1 October 2015.

It does not apply to work started before 1 October 2015. Neither does it apply to work that is subject to a building notice, full plans applications or initial notice submitted before 1 October 2015 – as long as work starts on site before 1 October 2016.

An overview of the new requirements

Document Q applies to easily accessible doors and windows that provide access in the following situations:

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

Easily accessible is defined as

- a window or doorway any part of which is within 2 metres vertically of an accessible surface such as

the ground or basement level or an access balcony

- a window within 2 metres vertically of a flat or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

Briefly, the requirement is that the doors and windows will meet the requirements if they can resist physical attack by a casual or opportunistic burglar by being both:

- sufficiently robust
- fitted with appropriate hardware

Secure windows and doorsets are defined in the legislation as those meeting PAS 24:2012. This accreditation has now been superseded by PAS 24:2016 and all products meeting this latest standard meet the requirements of Document Q. Letterplates meeting the Door and Hardware Federation's technical specification TS 008:2015 have the level of protection required.

THE NEW WINDOW REQUIREMENTS

The new window requirements relate to ground floor, basement and other easily accessible windows (including easily accessible rooflights).



Installation of secure windows

Window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's instructions.

Trojan products

Trojan products that meet these requirements as part of a window in which all other components meet the requirements include:

- Stallion Reverse Espag
- Mustang Slim Line Reverse Espag
- Mustang Slim Line Shootbolt
- Pegasus Window Lock
- Stallion 2 Shootbolt

THE NEW DOOR REQUIREMENTS

Doorset requirements relate to garage doorsets and communal entrance doorsets. (The exception to this is if a garage does not have an interconnecting entrance into a dwelling: in this case its doorsets are not subject to the requirements.)



Trojan products

The following Trojan products meet the requirements of PAS 24:2012 when they are fitted as part of doorset in which all other components meet the same requirements:

- Patriot Plus 3D High Security Door Hinge
- 3D High Security Composite Door Hinge
- Athena Composite Door Hinge and Athena PVC-U Door Hinge
- PAS 24 (TS 008) Stainless Steel Letter Plate 25 Year Finish Guarantee
- PAS 24 (TS 007) Stainless Steel Door Handle 25 Year Finish Guarantee

Letterplates

Letterplates should:

- have a maximum aperture of 260mm x 40mm
- be located and/or designed to hinder anyone attempting to remove keys with sticks and / or insert their hand.

Trojan's TS008 Unicorn letterplate meets this new requirement.

Other door hardware

The main doors for a dwelling (usually the front door) should have a door viewer unless other means exist to see a caller such as clear glass in the door or a window next to the door.

The same doorset should also have a door chain or limiter except where it would not be appropriate (for example in sheltered housing where a warden might need to gain emergency access. In these cases, alternative caller identification methods such as audio-visual door entry systems can be used.)

Installation and fixing of secure doorsets

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's instructions.

Lightweight framed walls should incorporate a resilient layer such as timber sheathing at least 9mm thick, expanded metal or a similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the door.

WHERE CAN YOU GET FURTHER HELP AND ADVICE?

Please get in touch with us,
we will be happy to help.

Telephone

01922 713933

Email

info@trojangroup.com

Web

www.trojangroup.com

You might also find the
Government website,
www.gov.uk, useful.

Disclaimers

This document covers Document Q requirements in relation to PVCu doors and windows and composite doorsets. For the requirements in relation to timber doorsets, please consult Document Q. While every care has been taken in the compilation of this information no part of it constitutes legal or professional advice. Trojan Manufacturing Group Limited cannot be held responsible for any loss, damage or inconvenience whatsoever caused as a result of any inaccuracy or error in any part of the information.

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