

Your Partner For Continuing Compliance

Approved Document Q – The Definitive Guide

- In the new UK Building Regulation Approved Document Q, it states “windows, ground floor, basement and other easily accessible opening, including easily accessible roof lights” shall be secure windows (PAS 24:2012 or similar).
 - The requirements apply to all “easily accessible” windows and doors. This came into force on the 1st October 2015.
 - “Easily accessible” is defined as “any window or doorway, any part of which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or a window which is within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level.
 - Any new dwelling where plans have been approved since 1st October 2015 will need to comply. After the 1st October 2016, where work has not yet begun, all properties will need to comply regardless of when plans were approved.
 - All accessible windows with non-key lockable hardware should incorporate laminated glazing conforming to the requirements of BS EN 356:2000 class P1A. Including all emergency egress windows.
 - Windows and Doors must be manufactured to a design that has been shown by test to meet the security requirements of PAS24:2012 (other standards are included).
 - Although cascaded test data is not outlawed within the Approved Document, there is a warning that it may be unreliable as minor changes to specification can significantly affect performance. The guidance states that test data should be carefully checked to ensure it is adequate and demonstrates compliance.
 - Letter plates should meet the requirements of TS 008:2012.
 - Main entrance doors should be fitted with viewers and chains. Viewers can be omitted if there is an alternative and chains can be omitted in circumstances where entry needs to be gained in certain circumstances such as sheltered housing.
 - Fixing of doors and windows should be in accordance with manufacturer’s recommendations.
- Secured by Design (SBD) in their New Homes 2014 guide state the following:**
- Windows must meet the requirements of the local Building Regulations with regard to safety glazing and emergency egress. The following additional specific SBD requirements shall be complied with:
 - At least one pane of Laminated glass meeting the requirements of BS EN 356:2000 class P1A is required in the following areas:
 - All Doors – Entrance doors, patios, bi-folds, etc.
 - Any window located within 400mm of a doorset
 - Easily accessible emergency egress windows
 - Easily accessible roof lights
 - Accessible emergency egress windows shall incorporate non-key lockable hardware together with laminated glazing conforming to the requirements of BS EN 356:2000 class P1A.
 - PAS 24:2012 has almost identical glazing requirements.