

Building Regulations call for secure windows and doorsets to meet industry specification PAS 24

In 2014, the Government announced its intention to deliver a radically simplified system for setting standards in the design and construction of new homes. For the first time, the security of new homes has been given serious weight and importance within Building Regulations, with the recent publication of Approved Document Q. Within the document, the Government has also recognized the BSI published Industry Specification PAS 24: 2012 as the focus for the new building requirement, applicable to new build properties.

What is an Approved Document?

The Secretary of State has approved a series of documents that give practical guidance about how to meet the requirements of the Building Regulations 2010 for England. Approved Document Q is one of these, offering guidance as to how this might be achieved; where a product has been proven to meet the requirements of PAS 24: 2012 through physical testing.

The regulation requires:

Requirement	
Requirement	Limits on application
Part Q Security	
Unauthorised access	
Q1	Requirement Q1 applies only in relation to new dwellings
Reasonable provision must be made to resist unauthorised access to:	
(a) any dwelling; and	
(b) any part of a building from which access can be gained to a flat within the building	

* Source: Approved Document Q

Timelines

When the Regulation comes in to force on 1st October 2015 Building Control Officers will require evidence that doorsets and windows meet the requirements and fabricators or suppliers might be asked to supply test reports, design manuals and other supporting evidence for each project and specific product.



Options available to help you meet the 1st October deadline:

There are a number of routes to demonstrating compliance with Approved Document Q, including;

Option one

- Achieve BSI Kitemark for a wide range of products

Option two

- Design and construct a secure doorset or window in accordance with a specification or design shown by test to meet the required performance as detailed in PAS 24: 2012. Supply full product details for each design and construction with full supporting test evidence including test reports for the each product in the range supplied and installed

Option three

- For a limited number of bespoke timber products, demonstrate the design and construction used incorporates construction features and elements as detailed in Appendix B of Approved Document Q. Supply full product details for each design and construction with supporting test evidence for all hardware used

How the BSI Kitemark helps manufacturers cope with compliance

A more cost effective solution is, in many cases the BSI Kitemark which not only offers a competitive solution for demonstrating compliance to the Regulation, it underlines a continual commitment to producing high quality, durable products as well as providing evidence to support membership of the Secured by Design Scheme – The Police Security Initiative.

A doorset or window displaying the widely recognised BSI Kitemark will remove the need to produce additional supporting documents for each project and product, making it simpler for Building Control Officers to identify compliant products and ultimately reducing the burden on the manufacturer and the installer.

The government's recognition of the importance of security and PAS 24: 2012 through Approved Document Q is an excellent step forward and underpins the security agenda promoted by BSI. The BSI Kitemark, working in partnership with Secured by Design, is already widely specified and likely to become the certification mark of choice for manufacturers and specifiers alike.

Where to from here?

Historically, regulations in the new build market have worked their way into the replacement and refurbishment market. For BSI Kitemark clients this is good news, enabling them to offer products one step ahead of the game. Replacement windows and doorsets might, in the near future, be required to be compliant to PAS 24: 2012 through third-party certification.

Why BSI?

BSI's knowledge, expertise and drive can make a difference to your business:

- BSI are the pioneers of many of the world's first standards
- BSI are renowned for our innovative work in many fields and continue to lead the way with ongoing developments in various industries
- You can enjoy the benefits of working with BSI's experts who have decades of experience helping businesses of all sizes
- BSI provide end-to-end support, helping you monitor and maintain your excellence throughout

Talk to us about a BSI Kitemark™
for enhanced security

Call us T: **+91 11 4762 9000**

Email: **info.in@bsigroup.com**

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