

TECHNICAL GUIDANCE

DOOR LIMITATION DEVICES

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QUESTION

Is it necessary to provide door limitation devices to the main entrance doors to all dwellings?

CONSIDERATIONS

- NHBC Standards clause 6.7 - D4(b) states an opening limitation device should be fitted to main entrance doors to houses, individual flats and maisonnettes.
- NHBC Standards clause 6.7 - D4(b) also states that in sheltered accommodation opening limitation devices should not inhibit emergency access and that alternative methods for residents to identify and communicate with visitors, without opening their doors, should be considered in place of opening limitation devices.
- NHBC Standards clause 6.7 - D4(c) states the area outside an entrance door of a dwelling should be viewed via a door viewer, clear glazing or closed circuit camera and display not linked to a television set.

ANSWER

The purpose of a door limitation device is to allow a homeowner to identify a visitor at their entrance door before letting them into their home. Means of identification should include the ability to talk to visitors and see some form of identity e.g. ID card or business card.

The use of letterplate openings to speak through and receive identification is not considered a suitable alternative to fitting a door limitation device as the opening is unlikely to be at a convenient height to suit all homeowners.

The provision of a concierge service may monitor visitors entering a building but would be unlikely to control access at the individual flat entrance doors particularly if the visitor was from a neighbouring flat within the building. A concierge service is therefore not considered an alternative to fitting a door opening limitation device.

In houses, flats and maisonnettes for people with general needs a door opening limitation device should therefore be fitted.



In sheltered accommodation the need for uninhibited emergency access by such people as a warden, paramedic, doctor or close relative should take priority over the fitting of a door limitation device unless the device can be quickly overridden by the authorised visitor. In the absence of a door limitation device some alternative method of controlling and monitoring general visitors to individual flats should be provided.

Acceptable access control arrangements for sheltered housing schemes may include:

- 24 Hour warden control where persons cannot gain access to a resident's flat entrance door without the knowledge of the warden.
- Partial warden control in combination with a door entry system on the communal entrance door controlled via an audio and video link to each flat.
- Door entry system on the communal entrance door linked to individual flats via an audio and video link in combination with an alarm system whereby a resident can call for warden assistance.