

TECHNICAL GUIDANCE

ACCESSIBLE WINDOWS

6.7/18 - May 2019

(First issue)

QUESTION

In respect of Approved Document Q for England what are the security requirements for accessible windows with and without key operated locks?

CONSIDERATIONS

- ADQ states: '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'. ADQ defines the requirement applies to easily accessible windows and doors that provide access to either (a) or (b) above.
- ADQ defines an easily accessible window and door as: 'A 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 within 2m vertically of a flat or sloping roof (with a pitch less than 30 degrees) that is within 3.5m of ground level'.

ANSWER

Easily accessible windows or doors are those shown in the diagram 1.

Accessible windows (including rooflights) and doors should meet the requirements of PAS 24:2012 or other acceptable standard including for doors STS 201 issue 5:2013, LPS 1175 issue 7:2010 security rating 2, STS 202 issue 3:2011 burglary rating 2 or LPS 2081 issue 1:2015 security rating B and for windows STS 204 issue 3:2012, LPS 1175 issue 7:2010 security rating 1, or LPS 2081 issue 1:2015 security rating A. Bespoke timber doors are also acceptable when constructed in accordance with the criteria set out in ADQ Appendix B.

Where the accessible window has a non key unlocking hardware it should be PAS 24 classification WKT and at least one pane of the insulated glass unit should be of laminated glass meeting the requirements of BS EN 356:2000 Class P1A or higher and glazed in accordance with BS 6262 'Glazing for buildings'. Glazing to windows with key operated locking hardware may be glazed with non laminated glass and PAS 24 classification WK.

Note 1 : depending on the height of the window above floor/ground level the glazing may also need to meet safety glass requirements, (see TG 6.7/17 for marking of safety glass).

Note 2 : If the accessible window also serving as an egress window it may be fitted with either key operated or non key operated locking hardware.

