

# TECHNICAL GUIDANCE

## DOOR IRONMONGERY - STUDENT ACCOMMODATION

6.7/14 – March 2013

(First issue)

### QUESTION

Are opening limitation devices, door viewers and keyless egress locks required on doors to student cluster accommodation?

### CONSIDERATIONS

- NHBC Standards clause 6.7 - D4 (b) requires an opening limitation device to main entrance doors.
- NHBC Standards clause 6.7 - D4 (c) requires a view outside the main entrance door.
- NHBC Standards clause 6.7 - D4 (a) requires a door opening on to a communal access to have keyless egress.

### ANSWER

Student cluster accommodation consist of a small number of individual student bedrooms with a shared lounge/kitchen/dining area. All rooms open off a private corridor which itself is accessed via a door off a communal access.

The door between the private corridor and the communal access is considered to be the main entrance door to each cluster. The door to each student bedroom is considered to be an internal door.

The main entrance door to each cluster should be fitted with a door viewer or vision panel to give a view on to the communal access. The door should be fitted with a lock which is openable on the inside by use of a handle or thumb turn and a key from the outside i.e. from the communal access. Unlike an entrance door to ordinary flatted accommodation, which opens on to a communal area, the door lock to student cluster accommodation should be self-latching to maintain security.

A door limitation device should not be fitted to the main entrance door as it could hinder or prevent access by the individual students living in the cluster.

For privacy purposes locks are normally fitted to each bedroom door. Such locks should hold the door closed on a latch and provide keyless egress at all times. A mortice sash lock with lever furniture and thumb turn cylinder would satisfy these requirements. Provision of a door viewer and door limitation device is optional.

