

Door between an integral garage and the dwelling – security

(November 2024) (Second issue – supersedes December 2008)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Should the door between an integral garage and the dwelling be treated as an internal door or an external door from a security point of view?

Considerations

- NHBC Standards clause 6.7 – D4(d) refers to the security requirement for secondary external access doors to dwellings.
- The security offered by the garage door is unlikely to offer the degree of security described in clause 6.7 – D4(d).

Answer

The door between an integral garage and the dwelling should be treated as a secondary external access door. It should be provided with:

- a 5-lever or cylinder lock fixed securely
- bolts fixed securely at both top and bottom of the door on the internal opening edge.

Where multipoint locking systems are used bolts may be omitted.

Connections between door and/or frame components which can be easily released from outside such as accessible screws should not be used.



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.