

Vistry Group

10.00. DOORS, WINDOWS AND GLAZING

10.01. EXTERNAL DOORS

To be GRP with integrated draught seals at sizes specified on the [Vistry Group working drawings](#). Frames to be mechanically fixed to the structure of the building in accordance with the manufacturer's instructions. Provide proprietary mastic sealant to external frame / wall junctions – refer to Vistry Group standard air tightness details for further clarification.

Minimum clear opening sizes to comply with the minimum requirements of the [Approved Document Part M](#).

There should be a means of giving a wide-angle view of the area immediately outside the main entrance door of individual dwellings via a through door viewer (SPY HOLE)

External doors where required to have CAVALOK Structural Cavity Closers with a minimum thermal resistance value of 0.45m²K/W.

10.01.01. Security

All doorsets allowing access into the dwelling shall comply with [Approved Document Part Q](#) – Security, Dwellings. Note that garage doors need not be secure if there is NO access to the dwelling through an interconnecting door. Where an interconnecting door is provided it MUST comply with the same security standard.

All entrance doors of individual dwellings should in line with Group Vistry Finishing Specification.

U-value of front doors must not exceed a u-value of 0.9W/m²K

10.01.02. Utility/Side External Access Doors

The door should be held closed on a latch and operable by use of a handle both internally and externally.

External doors must not exceed a u-value of 1.3W/m²K for a half-glazed door.

10.01.03 French and Bifold External Access Doors

External French and Bifold doors should be secured by way of multi-point locking system with a minimum of three locking points incorporating mushroom headed bolts, hookbolts or shoot bolts. Where shoot bolts are fitted, they should engage into the head and sill of the door frame.

Connections between door and/or frame components which can be easily released from outside should not be used. This includes accessible screw connections.

External large glazed doors must not exceed a u-value of 1.4W/m²K with a g-value of 0.71.

10.02. INTERNAL DOORS – GENERAL SPECIFICATION.

Door style to as per the Vistry Group Finishing Specification. Widths as specified within the [Vistry working drawings](#) and are to comply with the [Approved Document Part M](#) requirements for the minimum widths of corridors and passageways for a range of doorway clear opening sizes.

To ensure good transfer of air throughout the dwelling, there should be an undercut of 10mm to the underside of the door to the final fitted floor finish or a 20mm undercut if the final chosen finish has not been fitted. This will ensure a minimum of 8380mm² area based on an 838mm wide door.

10.03. FIRE RESISTING DOORS

All to be in accordance with [Approved Document Part B](#) of the Building Regulations, Appendix C: Fire Doorsets and Table C1: Provisions for Fire Doorsets - Minimum fire resistance of door in terms of integrity (minutes) when tested to BS 476-22.

10.03.01. Apartment Entrance Doors

Fire resistant doors to be provided where shown on the [Vistry working drawings](#), separating the apartment and the common stairwell. Fire resisting and denoted as "FD30SC" minimum, fitted with intumescent strips, smoke seals and a self-closing mechanism.

10.03.02. Internal Doors

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Fire resistant doors to be provided where shown on the [Vistry Group working drawings](#), generally internal doors for dwellings and low-rise apartments situated within the fire protected hall or landing to be fire resisting and denoted on the "FD30". Refer to [Vistry Group Standard Details](#) for further information. Any gaps to be filled with intumescent mastic.

10.03.03. Garage Personnel Door

All integral doors linking the accommodation to garages to be fire resisting as denoted on the working drawings as "FD30SC" fitted with intumescent strips, smoke seals and a self-closing mechanism. Note; rising butt hinges are not acceptable as self-closing device.

In accordance [Approved Document B1](#) B3 5.6, 5.7 and Diagram 5.1 a minimum 100mm step up between the garage finished floor level and that of the dwelling to prevent any leakage of flammable fuels or vapour only where personnel doors link the garage through to the dwelling.

Note that the interconnecting garage personnel door MUST also comply with the same security standard as that set out under [Section 10.01.02](#). Utility/Side External Access Doors

10.03.04. Loft Access

Note that proprietary insulated loft access hatch where shown on plans are also to be ½ fire hour rated in 2½ and 3 storey dwellings only to ensure the integrity of the ceiling from one room to another is not hindered.

10.04. EXTERNAL GARAGE DOORS

Brickwork openings and garage door sizes specified on the Vistry Group working drawings with the framework fitted to the back of the brickwork opening.

10.05. WINDOWS

All to be in accordance with the [NHBC Technical Standards Part 6.7](#). Proprietary PVC-U windows with integrated draught seals with side hung casement openings. Window unit to be 24mm thick overall (4.16.4mm) hermetically sealed double-glazed units with Low E hard coat glazing to comply with BS EN 1096 – Glass in building and to achieve a minimum 'U' Value of 1.4W/m²K with a g-value of 0.71.

All glass shall be of the required thickness to meet wind load and safety requirements of BS 6262-3:2005 Glazing for Buildings – Code of Practice for Fire, Security and Wind Loading and BS 6264-4.

Provide toughened safety or laminated glass to panels with glazing below 800mm from floor level and 1500mm in a door or side panel with 300mm adjacent to [Approved Document K4](#) Diagram 5.1 and to BS EN 12600 and BS 6206 - Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings.

Ground floor and other easily accessible windows, including rooflights, shall be made to a design that has been shown by test to meet the security requirements of BS publication PAS 24:2016 or similar approved standards as laid out within the Approved Documents.

As detailed under Appendix A of the [Approved Document Part Q](#), Windows that fall within 2m vertically of a flat roof or sloping roof (with a pitch of less than 30degrees) that is within 3.5m of ground level to also comply to the PAS standards and as identified on the Vistry Group working drawing window schedule.

10.05.02. [Approved Document Part M4](#) - Services and Controls (See [Section 16.0](#) for Category Classification)

Refer to Vistry supplementary guidance for further detailed requirements for Part M – Categories 1,2 and 3.

Refer to separate [Vistry Group air tightness standard details](#) for window installation/finishing and individual house type working drawings for window schedules.

10.05.03 Window Reveals

In areas of the Country in driving rain exposure Zone 4, checked rebates must be used in all window and door reveals. The frame should be set back behind the outer leaf of masonry, which should overlap a minimum of 25mm

Window opening to have Cavity Closers with a minimum thermal resistance value of 0.45m²K/W.

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1.2 Window Ironmongery

Casement 2-point locking system. Ground floor lockable. Escape windows on upper floors, please refer to working drawings. Finish to be white.

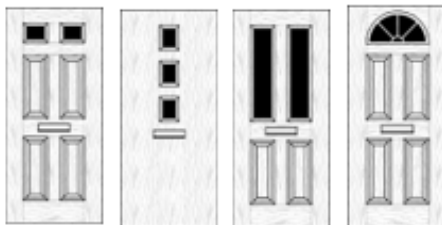
1.3 Main Entrance Door

Restricted range of Door Styles as below

Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.

Ironmongery - Door to be fitted with 3-point locking system and satin chrome finish



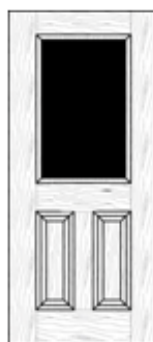
lever handle. 2no keys to be provided for each door. Satin Chrome letterplate, door viewer and door chain mobility threshold. Glazing (where applicable) to be Cotswold obscure. Letterplate between 700mm and 1700mm from bottom edge of door.

Internal lock snib to be provided to facilitate door locking/unlocking without the need for key operation to front door only.

Pre-finished either Black or White external subject to planning. Refer to working drawing /Plot schedule.

1.5 Rear Entrance Door

Door Style shown below



Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.

Lock - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door.

Glazing to be Cotswold obscure.

White external finish only.

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1.7 PCVu French and Patio Doors



PVC-u door set construction to consist of a pre-finished PVCu frame.

Ironmongery to be white finish (Refer to external materials schedule).

Espagnolette 3-point locking system installed as standard.

2no keys to be provided for each.