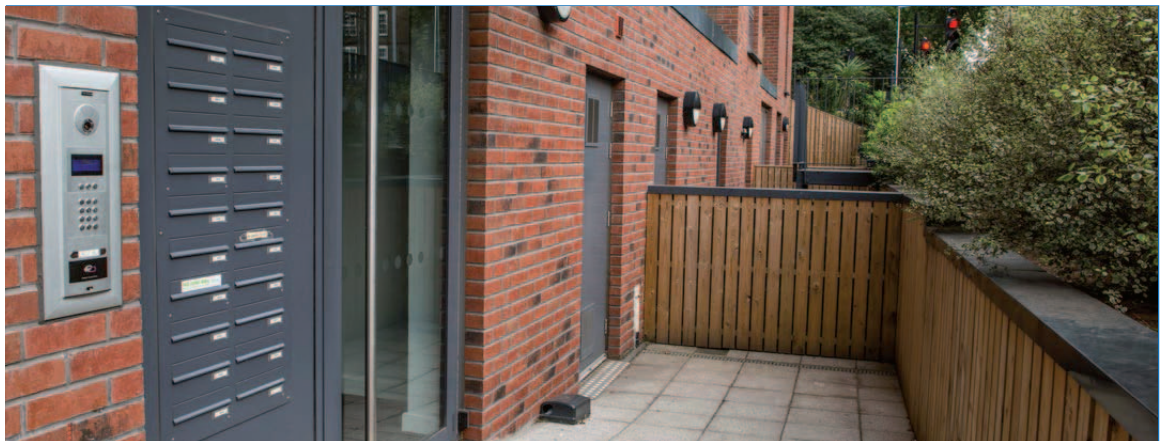


*Requirements from SBD 2014 remain unless written confirmation is received to the contrary.



Communal Doorsets with a separate adjacent access control panel (see paragraph 27.2.2)

27.3 Communal entrance doorsets with a separate adjacent access control panel are usually subjected to greater use (and abuse) due to the number of dwellings served. Certification to one of the following standards can demonstrate that the doorset has a more robust construction and is more able to withstand the day to day use in a communal application than a doorset tested to PAS 24:2012, PAS 24:2016 or STS 201:

- STS 202 Issue 3 (2011) Burglary Rating 2 (minimum)
- LPS 1175 Issue 7.2 (2014) Security Rating 2+ (minimum)
- PAS 24:2012, paragraph 4.4.3 i.e. tested to BS EN 1627 Resistance Class 3

Note 27.3: Specifiers are reminded that doorsets utilising non mechanical magnetic locks fall outside the scope of BS EN 1627. All testing to this standard utilising a mechanical lock shall be conducted in accordance with the 'UK Police Service (Secured by Design) Interpretation document for BS EN 1627, BS EN 1628, BS EN 1629 & BS EN 1630' in accordance with the National forward of BS EN 1627, NB This is a requirement within the UK national forward of BS EN 1627.

27.4 There have been numerous examples of doorsets failing in use due to poor general performance leading to properties becoming insecure and in some cases particularly heavy communal entrance exit doors have become detached from the frame which may result in serious injury or worse. Specifiers are reminded that the safety and security of a doorset can be severely compromised if it has not been certificated to the appropriate 'fitness for purpose' requirements within BS 6375, and therefore should be satisfied that the following attributes are addressed:

- Duty level – this is the number of door operations (opening and closing actions) that it has been tested to. In simple terms the more dwellings that are served the higher the Duty level should be
- Weather performance - which may be influenced by the geographical location, temperature and climate)
- Wind resistance – also influenced by the location of the building
- And relevant sections of BS 6375 Part 3 (applicable to the installation)

Door entry and access control systems

27.5 All communal dwellings (see paragraph 30) with more than 10 dwellings or bedrooms should have a visitor door entry system or access

control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system.

Small developments (up to 25 dwellings or bedrooms)

27.6 Visitor door entry systems or access control is not normally required for communal developments with four dwellings or less unless there is a dwelling or bedroom with a floor level higher than 4.5m or the accommodation is intended for use by the elderly or persons with disabilities.

27.7 Smaller developments containing up to 25 dwellings or bedrooms shall have a visitor door entry system. The technology by which the visitor door entry system operates is a matter of consumer choice, however it should provide the following attributes:

- Access to the building via the use of a restricted electronic key fob, card or key
- Remote release of the primary entrance doorset from the dwelling or bedroom (Note 27.7a)
- Audio and visual communication between the occupant and the visitor (Note 27.7b)

Developers and installers of door entry and access control systems should be aware that **UL 293** provides reassurance that a system has been assessed against a prescribed security test regime.

Tradesperson release mechanisms are not permitted as they have been proven to be the cause of anti social behaviour and unlawful access to communal developments.

Note 27.7a: Specifiers are reminded that the installed electronic release hardware must form part of the certificated doorset range.

Note 27.7b: Whilst a black and white monitor will meet the requirements of this paragraph, SBD recommends the use of colour monitors to assist the

occupier of the dwelling or bedroom with the identification of visitors or to enable the occupier to accurately describe the colour of clothing to the police of the perpetrators of antisocial behaviour or those otherwise misusing the system.

Developments with more than 25 dwellings or bedrooms

27.8 Larger developments containing more than 25 dwelling or bedrooms shall have an access control system. The technology by which the access control system operates is outlined within UL 293, however it should provide the following attributes:

- Access to the building via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry panel with an integral camera (Note 27.8a)
- Remote release of the primary entrance doorset from the dwelling or bedroom (Note 27.8b)
- Audio/visual communication between the occupant and the visitor (Note 27.8a)
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility of the resident entry features of the system in the event of a power failure for up to 6 hours (Note 27.8c)
- Unrestricted egress from the building should be afforded to the user in the event of an emergency or power failure.

- Every event of the entry system both visitor and resident should be recorded and stored for 30 days.

Note 27.8a: Whilst a black and white monitor will meet the requirements of this paragraph, SBD recommends the use of colour monitors to enable the occupier of the dwelling or

The keyfob must be security encrypted to prevent cloning*

Electric locking

*If a keyfob can be cloned/copied, it is not restricted to the user it is intended for.

bedroom with the identification of visitors or to assist the occupier to accurately describe the colour of clothing to the police of the perpetrators of antisocial behaviour or those otherwise misusing the system.

Note 27.8b: Specifiers are reminded that the installed electronic release hardware must form part of the certificated doorset range

Note 27.8c: In the event of an initial power failure door locks shall remain in the secure mode, however, once the battery back-up ceases to operate the system must revert to a safe (unlocked) mode.

Compartmentalisation of developments incorporating multiple flats, bedsits or bedrooms

27.9 Larger developments incorporating multiple flats, bedsits or bedrooms can suffer adversely from anti-social behaviour due to unrestricted access to all areas and floors of the building. SBD therefore seeks to curtail unlawful free movement throughout the building through the use of an access control system. The application of such is a matter for the specifier, but may be achieved by either, or a combination, of the following:

- Controlled lift access – each resident is assigned access to the floor on which their dwelling is located via the use of a proximity reader, swipe card or key (*Note 27.9*). Fire egress stairwells should also be controlled on each floor, from the stairwell into communal corridors, to reduce the risk of them being used for anti-social behaviour or criminal activities.

Note 27.9: In the event that a lift opens directly into an apartment a security protocol must be agreed between the occupiers and the lift maintenance company to ensure

access cannot be gained without the proper authority.

- Dedicated doorsets on each landing preventing unauthorised access to the corridor from the stairwell and lift; each resident being assigned access to the floor on which their dwelling is located. Fire egress stairwells should then be controlled on the ground floor preventing access into the stairwell, to reduce the risk of them being used for anti-social behaviour or criminal activities. Unrestricted egress, from the corridor into the stairwell via the lobby, should also be provided at all times.

SBD recommends no more than 25 flats should be accessed via either of the access control methods above.

Fire service access

27.10 It is imperative that the fire service should have unrestricted access to all floors in the event of an emergency so the internal access control system utilised should incorporate the following features:

- 27.10.1 Where unlawful free internal movement is restricted via the lift then the fire service must be afforded access via a ‘firefighter’s mode’ or an evacuation lift in ‘evacuation mode’.
- 27.10.2 If unlawful free internal movement has been restricted via an access control system acting on dedicated external doorsets and any additional doorsets providing access to individual floors/landings then an electronic release must be incorporated within the system to allow the fire service free access to all of the communal areas of the building. The electronic release system must be easily identifiable in the event of an emergency. It has been agreed between the police and fire services that the most practical means of achieving this aim is to install a key switch within an external fire plans box (often referred

Floor specific lift proximity reader

Stairwell door onto floors proximity reader controlled



EM24EX
automatic
self-resetting
emergency exit
devices might
be required!

to as a Premises Information Box) located at the main entrance to the building. A Fire Plans Box (Premises Information Box) may also be located in a prominent position within the main foyer or communal entrance of the building. The key system should be of a restricted type acceptable to the fire service. The Fire Plans Box (Premises Information Box) must be secure for obvious reasons and therefore shall be tested and certificated to one of the following standards:

- LPS 1175 Issue 7.2 (2014), Security Rating 2
- STS 205 Issue 3 (2011), Burglary Rating 2

The use of fire plans boxes are recommended by the Fire and Rescue service and are referenced within clause 21(d) of BS 9991:2011. In accordance with the British Standard all fire plans boxes (Premises Information Box) should be clearly marked with a photo-luminescent identification sign on the outer face of the box door.

Emergency door release devices

27.11 Break glass emergency door exit release devices (often green in colour) on communal external doors that provide an important aid to egress in the event of an emergency have proven to be abused rendering some buildings insecure for long

periods of time. SBD recommends vandal resistant stainless steel self-resetting emergency exit systems are installed as an alternative. The installation and system type must be in full compliance with the Building Regulations and achieve final 'sign-off' by local Building Control.

28 Doorsets providing alternative access to communal areas other than the primary shared or communal access doorset (including emergency egress doorsets)

28.1 Alternative access doorsets, emergency egress and fire doorsets that may be used by residents to access communal parts of the building are also required to be 'secure doorsets', see Building Regulations (England) Section 1, paragraph 1.1. Doorsets shall meet the requirements within paragraphs 21.1 – 21.27.

Emergency egress doorsets from underground car parks

28.2 Doorsets providing access to and emergency egress from underground car parking areas must meet the requirements of both Part B and Part Q of the Building Regulations (England). In practice this provides

a dilemma as the performance requirements for the two Building Regulations can be diametrically opposed to one another and problematic if not dealt with appropriately at the design stage. As a result of detailed discussions with the Fire Service we have agreed the following requirements (paragraphs 28.3 to 28.8) as an alternative design solution for just such a scenario.

- 28.3 Doorsets allowing emergency egress directly from the car park to the street, or any area that allows for the rapid dispersal of persons from the vicinity of the building, other than into common internal areas, are not required by the Building Regulations (England) to be secure doorsets. However if an SBD Gold award is required all such doorsets shall meet the requirements within Section 3, paragraph 49.1.
- 28.4 Emergency egress from the car park should be facilitated via the use of a 'break glass' unit and all such doors should be equipped with an audible warning which should also form part of a security alarm system.
- 28.5 Doorsets providing exit from underground car parking facilities (including emergency egress doorsets) into common or shared stairwells which rely on egress via communal areas of a development are required to meet both Part B and Part Q of the English Building Regulations. Due to the fact that emergency egress doorsets from such facilities must also be provided with 'break glass' to exit hardware, there is potential for such doorsets to be detrimental to the security of the building and at odds with the performance requirements with Part Q of the Building Regulations (Performance requirement 'b'). Therefore such doorsets shall be isolated from common or shared stairwells and preferably provide egress directly from the underground

car parking area on to the street, or any area that allows for the rapid dispersal of persons from the vicinity of the building.

- 28.6 If this is not possible due to the design constraints of the building then emergency egress shall be afforded at the earliest possible opportunity and provision shall be made to restrict access to the common or shared stairwell beyond the ground floor, or first available floor level. Access must also be restricted to any other communal area of the building. All doorsets affording restricted access into the communal areas of the building, and all emergency egress doorsets exiting on to the street, shall meet the requirements within paragraph 21.
- 28.7 Where there is an underground car parking facility and emergency egress afforded via a route which utilises a common or shared stairwell or other communal areas it is recommended that a fire plans box is installed in accordance with BS 9991:2011 Section 21(d) to provide the fire service the appropriate information about the building.
- 28.8 Access control systems on all doors allowing access to communal areas of the building shall meet the requirements within paragraph 27.5 – 28.10 (inclusive).
- Glazing in communal entrance doorsets**
- 28.9 Where a glazed vision panel is installed it must form part of the manufacturers certificated doorset range.
- 28.10 Specifiers should note that Part Q of the Building Regulations (England) and Building Standards 4.13 (Scotland) both reference PAS 24:2012. Therefore the minimum specification for any glazing within shared or communal entrance doorsets is BS EN 356:2000 Class P1A (minimum). NB This is a security