

WINDOWS AND EXTERNAL DOORS

Generally

- A) **Windows, and Common Area external doors;** shall be in a colour to the approval of the Employer and Local Authority, and shall be RAL 7015 polyester powder coated thermally broken, internally beaded aluminium high performance double glazed windows, with 4-16-4 argon filled sealed glazing units with low emissivity coating to face 3 – colour to be as the approved planning drawings (grey outer / white inner). Deep cill sections shall be used to discharge rainwater away from brickwork.
- B) Subject to the fire strategy, and requirements of Building Control and the Fire Officer, automatic opening smoke vents, linked to the fire alarm and warden monitoring system maybe required.
- C) At Practical Completion the Contractor is to provide a written ten year guarantee in favour of the Employer backed by the profile system manufacturer in respect of defective materials and workmanship or an “approved” insurance company backed warranty or performance bond to indemnify the Employer against defects arising within the ten years following the end of the date of Practical Completion.

Windows

- D) **Windows:** shall comply with BS 7950 and certification of this is required.
- E) Windows sightlines and maximum height of glazing line - refer to the approved planning drawings.
- F) **Glazing;** to be in accordance with BS 6262, internally beaded and double glazed with a minimum of 20mm air gap. All glazing (both panes) to windows and doors shall be in laminated safety. All glazing shall be clear [refer scheme layouts] except WC's and bathrooms/wet-rooms which shall be obscure glass.
- G) Glazing shall identify the BS kite mark.
- H) **Windows;** the Employers preference is for windows to be side hung with robust hinges with all opening lights being lockable with a night vent facility, draught seal gaskets and restrictor stays. Each window shall have a vent with closer (subject to energy / heat loss solution). An espagnolette locking system shall be provided to all window which is to be to insurance approved standards and acceptable for Secured by Design certification. Ironmongery samples to be approved by the Employer. All ironmongery shall be fixed with 300 series austenitic stainless steel screws.

- A) Glazed panels in and adjacent to doors shall also be in laminated glass.
- B) Joints between plaster and frames to be finished at handover or making good defects by pointing with a bead of silicone PVCu sealant.
- C) **Window locks;** A push button locking mechanism and release shall be provided to all windows, to facilitate a means of escape in case of fire. All windows shall be fitted with restrictors.
- D) The hinge shall incorporate a self-relocating restrictor mechanism to prevent the window being opened further than 100mm with manual override (subject to the requirements of the Fire Officer).
- E) Where required by the local authority building control or recommended by the Fire Officer 'means of escape' windows shall be provided to the current Building Control Standards.
- F) **Manufacturer;** PVCu windows are to be manufactured by a company approved by the Employer
- G) **Profile;** Window profile to be Rehau, Veka, or equal approved with securistyle ironmongery and heavy duty hinges.
- H) **Curtain rail battens;** are to be provided over all windows projecting 200mm beyond each side of the opening. MDF window boards [min 25 thick, with 40mm bull-nosed projection] to be provided to all windows except bathroom / wet rooms.
- I) **Window boards;** moisture resistant 25mm pre-finished MDF window boards.
- J) **Guarantee;** An insurance backed ten year guarantee is required from the window sub-contractor for both the frames and the glazing units.

External Doors

- A) The doors shall give a minimum clear opening of 1000mm, comply with Building Regulations (Part M), Equality Act 2010 and Homes England Standards. All entrance thresholds shall be level access and shall be complete with appropriate weather stripping.
- B) The standard for all lock cylinders is BS EN 1303 Grade 3, incorporating anti-drill and pick resistance.
- C) External doors shall be double glazed with two panes of laminated glass. Glass panels in and adjacent to doors must be in laminated glass.
- D) **Main entrance door;** Proprietary Aluminium pre-finished (powder coated) automatic opening doors, with one sliding leaf. Door to incorporate proximity sensors and battery back-up. (Fob controlled Externally – Push Button to exit). Linked to the fire alarm, Volo access control unit, and Advent XT warden call handset system (fails open on activation of the fire alarm).
- E) The main entrance door entry panel is to incorporate a Trade/Manager call access button, together with a code entry facility, 'BOTH' easily programmable by the Client.
- F) **Inner lobby door;** Proprietary Aluminium pre-finished (powder coated) automatic opening doors, with one sliding leaf; Door to incorporate proximity sensors and battery back-up. Doors are to be electronically operated with fob access control (FOB IN - FOB OUT). Linked to the fire alarm, Volo access control unit, and Advent XT warden call handset system, (fail open on activation of the fire alarm).
- G) All power assisted doors shall include for a sensor to prevent the doors from closing as people pass through.
- H) French Doors where noted on the drawings shall be secured by design compliant (certification not required), in a colour to the approval of the Employer and Local Authority (grey outer / white inner), and shall be extruded PVCu, homogenous colour throughout.
- I) Design of the cills of French doors is to consider the requirements for level access.
- J) Plant room doors shall be Aluminium pre-finished (powder coated) louvred, with insect mesh to the inside face.

- A) Doors shall be hung on approved pre-finished or non-corroding hinges. [Minimum 1 ½ pairs].
- B) The thresholds of all doors shall be carefully designed to ensure a functional weatherproof detail. Details of proposals for level access to ground floor doors are to be submitted for approval and shall include the provision of a double damp proof course.
- C) Locks shall be to a standard approved by Insurance Companies. General Ironmongery requirements are described elsewhere within the Employers Requirements. W&L **DO NOT WANT** split spindles installed.
- D) All door-sets must comply with Secured by Design Requirements (PAS 24:2016), and certification of this is required. All fixings, hinges and ironmongery etc must be of robust heavy-duty construction, to the approval of the Employer.
- E) Security is the key consideration in respect of the French Doors, with secure locks being provided. Security shall be to approved Secured by Design Standards. The French doors are not to be tilt and slide. The threshold of French doors shall be carefully designed to ensure a functional weatherproof detail.