Specification for Toughened Glazing in Commercial Access Doors

General Requirements

Toughened glass used in commercial access doors must comply with relevant national and international standards, such as BS EN 12150-1.

Glazing materials must be installed according to the manufacturer's guidelines and industry best practices.

Ensure all glazing provides adequate safety, durability, and performance in line with building codes and regulations.

Materials

Toughened Glass: High-quality, thermally toughened safety glass with a minimum thickness of 10mm.

Interlayers (if applicable): Use high-performance interlayers such as PVB or SGP for laminated toughened glass.

Performance Criteria

Strength: Glass must undergo thermal toughening treatment to enhance its strength and resistance to impact.

Safety: In the event of breakage, toughened glass should fragment into small, blunt pieces to reduce injury risk.

Thermal Resistance: Glass must withstand temperature fluctuations and resist thermal stress.

Durability: Glazing must be resistant to scratching, weathering, and chemical exposure.

Installation

Verify dimensions and site conditions before beginning installation.

Use appropriate glazing systems, including gaskets, spacers, and sealants, to ensure secure and stable installation.

Ensure proper alignment and secure fixing of glazing units.

Provide adequate ventilation and drainage to prevent condensation and moisture buildup.

Maintenance

Regularly clean glazing surfaces with non-abrasive cleaning agents.

Inspect glazing for signs of damage or wear and replace any compromised components as necessary.

Maintain sealants and gaskets in good condition to ensure continued performance.

Specification for Commercial Access Door Ironmongery

General Requirements

All ironmongery must comply with relevant national and international standards, including BS EN 1906, BS EN 12209, and BS 8300.

Ironmongery must be suitable for high-frequency use in commercial environments.

Ensure all components are compatible with the door and frame materials and provide a cohesive appearance.

Materials

Locks: Heavy-duty mortise locks with stainless steel or brass components.

Handles: Lever handles made from stainless steel, aluminum, or brass with ergonomic designs.

Hinges: High-grade stainless steel ball-bearing hinges to ensure smooth operation and durability.

Closers: Adjustable door closers with hold-open and backcheck features, compliant with BS EN 1154.

Push Plates and Pull Handles: Robust and aesthetically pleasing materials such as stainless steel or aluminum.

Other Fittings: Door stops, kick plates, finger protection devices, and weather seals as necessary.

Performance Criteria

Durability: Ironmongery must withstand heavy usage and provide a long service life.

Security: Locks and other security fittings must meet the required security standards and resist tampering and forced entry.

Accessibility: Handles, locks, and other fittings must be easy to operate for all users, including those with disabilities, in accordance with BS 8300.

Aesthetics: Ironmongery should complement the overall design and aesthetics of the commercial space.

Installation

Ensure ironmongery is installed according to the manufacturer's instructions and industry best practices.

Verify proper alignment and secure fixing of all components to ensure smooth and reliable operation.

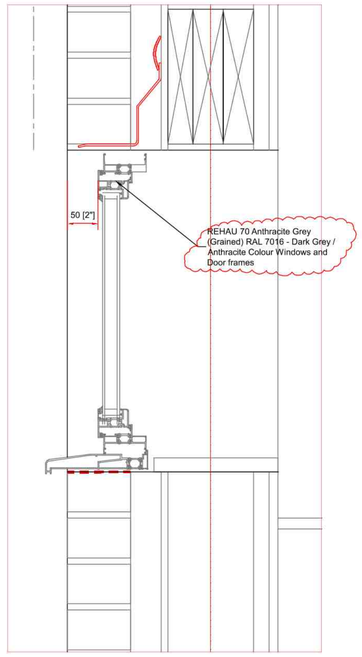
Conduct a final inspection to ensure all fittings are fully operational and meet the specified performance criteria.

Maintenance

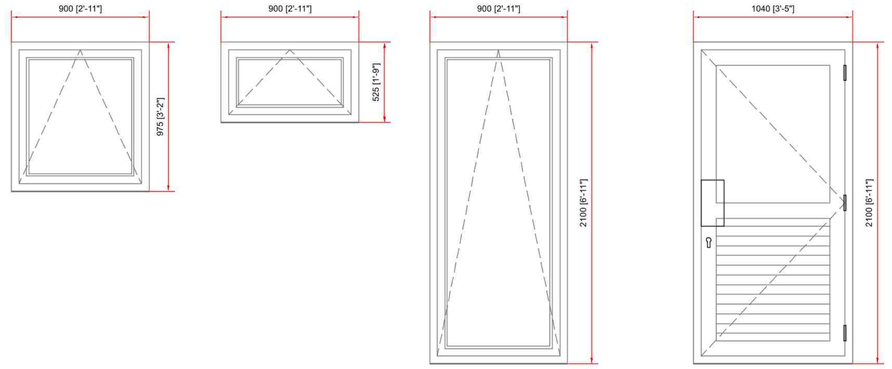
Perform regular inspections and maintenance to ensure the continued functionality and appearance of ironmongery.

Replace any worn or damaged components promptly to maintain security and accessibility.

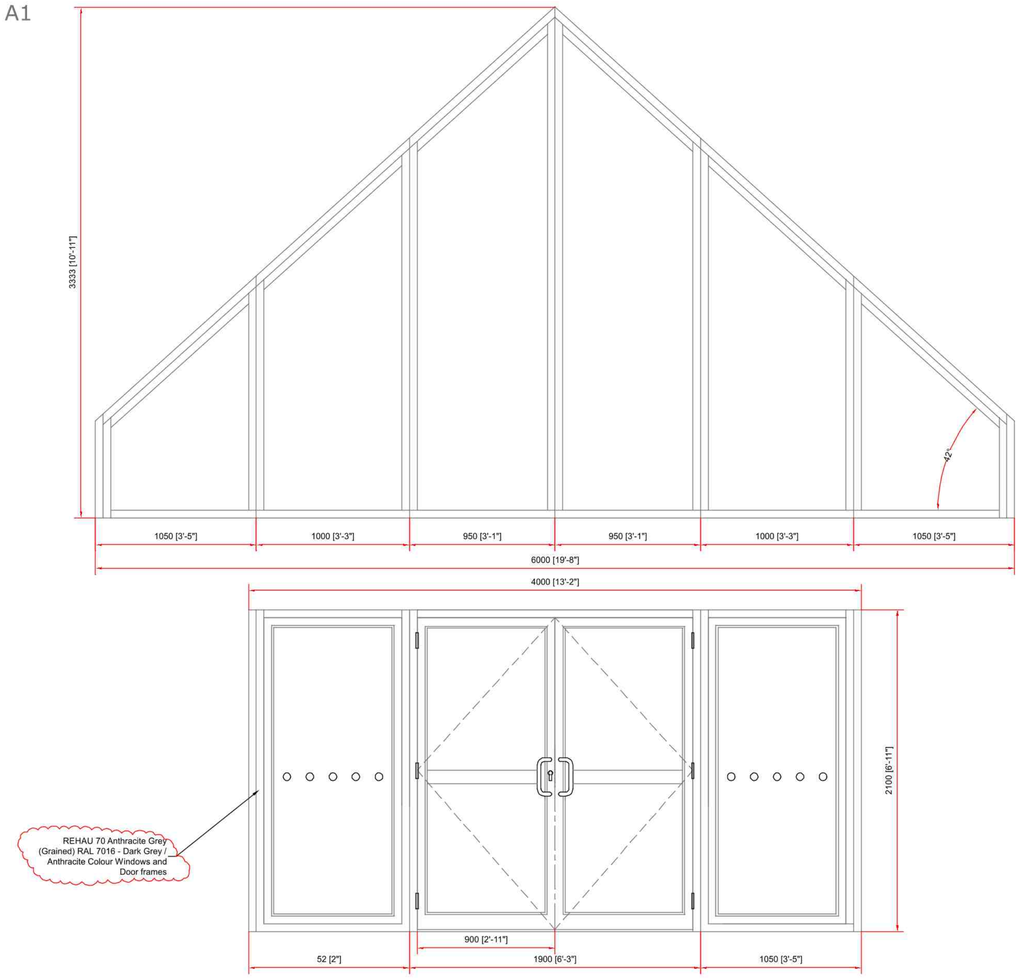
Clean ironmongery with appropriate, non-abrasive cleaning agents.



Proposed Window Opening 1:5 @ A1



Proposed Windows and Doors 1:20 @ A1



Proposed Front Entrance Glazing 1:20 @ A1

General Specification Notes:

Commercial Glazing Specification for Doors and Windows

General Requirements

All glazing materials must comply with local building codes and regulations.

Install glazing according to the manufacturer's instructions and industry best practices.

Ensure all glazing provides appropriate levels of thermal insulation, sound insulation, and safety.

Materials

Glass: Use high-performance double or triple glazed units with low-emissivity (Low-E) coatings.

Framing: Aluminum or thermally broken frames to reduce thermal bridging.

Sealants: Use weather-resistant silicone or polyurethane sealants.

Performance Criteria

Thermal Insulation: U-value of 1.2 W/m²K or lower.

Sound Insulation: Minimum sound reduction index (Rw) of 35 dB.

Safety: All glazing must be laminated or toughened safety glass in accordance with BS 6262 or equivalent standards.

Installation

Verify dimensions and conditions before starting installation.

Provide appropriate ventilation and drainage to prevent condensation.

Ensure proper alignment and secure fixing of glazing units.

Maintenance

Clean glazing regularly with non-abrasive materials.

Inspect and replace damaged or deteriorated sealants as needed.

PAS24 Security Specification for Access Doors

General Requirements

All access doors must comply with PAS24:2022 standards set by the British Standards Institution (BSI).

Doors must be tested and certified by a UKAS-accredited laboratory.

Materials

Door Frame: Use high-strength materials such as steel, aluminum, or reinforced composite materials.

Door Leaf: Constructed from solid core materials or multi-layered composite materials.

Locks and Hinges: Install high-security locks and hinges that meet PAS24 requirements.

Performance Criteria

Resistance to Manual Attacks: Doors must withstand manual attacks on locks, hinges, and glazing.

Resistance to Tool Attacks: Doors must resist attacks using common burglary tools such as screwdrivers, crowbars, and hammers.

Glazing: If the door includes glazing, it must be laminated or toughened glass that meets PAS24 standards.

Installation

Ensure proper installation according to the manufacturer's guidelines.

Verify that all components are securely fixed and aligned.

Certification

Obtain a PAS24 certification mark from the BSI to ensure compliance with the security standards

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CIAT CHARTERED PRACTICE

Ref	BUILDING CONTROL SUBMISSION	
Drawn SLR	Date	Scales 1:20 @ A1

Mr S. Smith,
Chairman C/o,
Glatton Village Hall,
High Haden Road
Glatton, Cambs.
PE28 5RU.

Proposed New Village Hall
Proposed External Glazing

707-22-500 Rev A