**Performance Specification for Timber Portcullis Security Doors to 2 Storey Blocks Of Flats**

**1. Scope of Works**

The contractor shall be fully responsible for the removal and disposal of original doors/side screens and the supply and installation of high performance double glazed hardwood timber doors/screens and all ancillary items, into prepared openings, fully in accordance with this specification.

The contractor shall ensure that the design, materials and workmanship comply with all current Codes of Practice, British Standards, Building Regulations and any other relevant legislation or practice.

Notwithstanding the specification outlined herewith, the Contractor will be fully responsible for ensuring that the product being offered together with all fittings, fixings and subsidiary items are suitable for their intended use and design approved by client.

**2. Size and Quantity**

It will be the responsibility of the contractor to establish exact manufacturing sizes and quantities prior to manufacture.

**3. Warranty**

All doors and screens proposed for shall have a minimum life expectancy of 25 years. The appointed contractor may be required to enter into a separate design agreement and form of warranty. Installations to have 12 month warranty and remedial work to be carried out within 48 hours while in the warranty period.

**4. Door Specification**

All doors and screens are to be manufactured from Sapele Mahogany Hardwood. With a minimum thickness of 40mm for main elements of door leaf and framing (Typical frame dimensions 105mm x 57mm for the Head, Stile and Mullion).

Door leaf profiles to be assembled with location cleats. All doors to have low profile silver threshold (suitable for wheelchair users). All profiles for ironmongery etc to be cut using CNC machinery.

Gaskets and weather strips to BS 6093:2006 +A1:2013 . Polypropylene backed woven weather pile set in undercut grooves in the frames and door profile.

All doors and screens to have EPDM rubber gaskets.

Standard Door Width and Height– Where possible we will always have a minimum clear opening of 900mm on a main entrance (allowing for magpost and door thickness when door is at 90° to frame). To achieve this, a door frame will need to be no less than 1134mm. A minimum clearance height of 1981mm (6'6'') is strived for where possible.

**5. Ironmongery**

Doors are to be fitted with non-open overhead closers on all main doors. Main doors are to be fitted with Adams Rite 261 magnetic lock mechanisms or equal and approved, positioned 200mm from top and bottom of door positioned in door frame with steel contact plate fitted in door style. All other doors hardware as selected for use, black pad handles where required, "sash jacks" adjusters to be fitted to all doors to assist door adjustment after initial installation.

**6. Glazing**

All doors are to be double glazed with hermetically sealed units comprising an external pane or 6.4mm clear laminated glass and internal pane of 6.4mm clear laminated low E glass with an air filled cavity, and 18mm Sapele Plywood panels to be fitted on all lower door and screen sections. All glazing is to comply with the requirements of BS 6262-1: 2017, current Building Regulations and Regulation 14 of the Working Health and Welfare 1992 Approved Code of Practice. (Minimum standards of impact performance levels — January 1996).

**7. Gaskets** and Weather Strips to BS 6093:2006 +A1:2013

**8. Finish**

All timber work to have three coats of Mahogany colour wood stain.

**9. Protection**

The contractor shall be responsible for providing and maintaining all protection against damage to the units in the works, during delivery to site, storage, positioning and until each unit is completely erected and fixed on site and accepted.

Transport, handling and storage shall be carried out in such a way that no stress or damage is caused.

**10. Installation**

Original doors/side screens to be removed and disposed of. Openings to be made trim and square for installation of new units and interfaces between timber frames and structure to be capped with mahogany trims. All units and bars shall be erected square, plum and in proper alignment with other finishes and material and so fixed as to remain permanently square. Joints between frames and building surrounds shall be sealed internally where necessary and bedded and sealed externally.

**11. Fixings**

The contractor must allow for carrying out all drilling, plugging, rag-bolting etc to permit the fixing of the whole installation.

All fixings must conform to all statutory requirements both as to strength and type.

**12. Sealants**

The contractor will be responsible for the supply and application of all necessary sealants.

Sealant material for external application and internal application to be selected from BS6213:2010 suitable for the purpose of sealing door frames.

Waterproofing perimeter sealing of the doors is to be achieved by the use of silicone sealants to joints conforming to the manufacturers design recommendations.

**13. Cleanability**

All doors and glazing on this project are to be cleaned internally and externally.

**14. Generally**

The specification of all components and finishes, the standard of the assembly, the methods of fixing, the water-tightness and air tightness of the completed installation, the ease of operation and re-glazing, the appearance and durability and any other relevant factors shall all be to the satisfaction of the project manager. The contractor shall supply to each resident 3nr key fobs by hand or posted through their letterbox following installation. Residents must be able to access the building throughout the installation. **15. Health and Safety**

A full Method Statement and Risk Assessment will be required for each installation.

|  |  |
| --- | --- |
| **SPECIFICATION FOR TIMBER PORTCULLIS SECURITY DOORS** | |
| **Style:** | Raised Portcullis opening in and out |
| **Material:** | Sapele Mahogany |
| **Frame Section:** | Head 105 x 57  Stiles 105 x 57  CHI 105 x 70  Mullions 105 x 57  Portcullis Rails 70 x 70  Magnet Housing Post 62 x 57  Glazing Beads 15 x 20  Cills 140 x 50  Bottom Panel 18mm Sapele Plywood |
| **Door:** | Stiles 145 x 44  Top Rail 165 x 44  Middle Rail 220 x 44  Bottom Rail 220 x 44  Portcullis Rail 70 x 70  Glazing Bead 15 x 20 |
| **Glazing:** | 6.4mm Laminated clear glass toughened sealed in clear silicone mastic |
| **Beading:** | Splayed hardwood beads fixed with security screws countersunk |
| **Hinges:** | Full length stainless steel continuous hinge fixed with pan head security screws |
| **Door Frame:** | Built in finger guards |
| **Closer:** | Built in transom closers to head of door to meet Part M of the Building Regulations. |
| **Threshold:** | Low threshold suitable for disabled access |
| **Handles:** | Pull handles / push plates to meet Part M of the Building Regulations. |
| **Kick Plates:** | 150mm x width of door (16swg stainless steel to both sides) |
| **Door / Frame Seals:** | All doors and frames to come with draught and smoke seals |
| **Locking:** | MS20 Maglocks, duel voltage isolated with rubber packers to reduce noise of slamming , 12v or 24v |
| **Protection:** | Stainless steel T section to closing edge of door by full height of door to all doors opening out. |
| **Frame Fixing:** | Fixed to structure with nylon sleeved frame anchors at no more than 500mm centres |
| **Sealing:** | Frame to be sealed to structure with correct silicone mastic, colour to match frames |
| **Screws:** | All fixing screws to ironmongery to be security type (not clutch heads) |
| **Decoration:** | All timber work to have three coats of Sikkens (or similar approved) filter 7 wood stain colour 045 Mahogany |