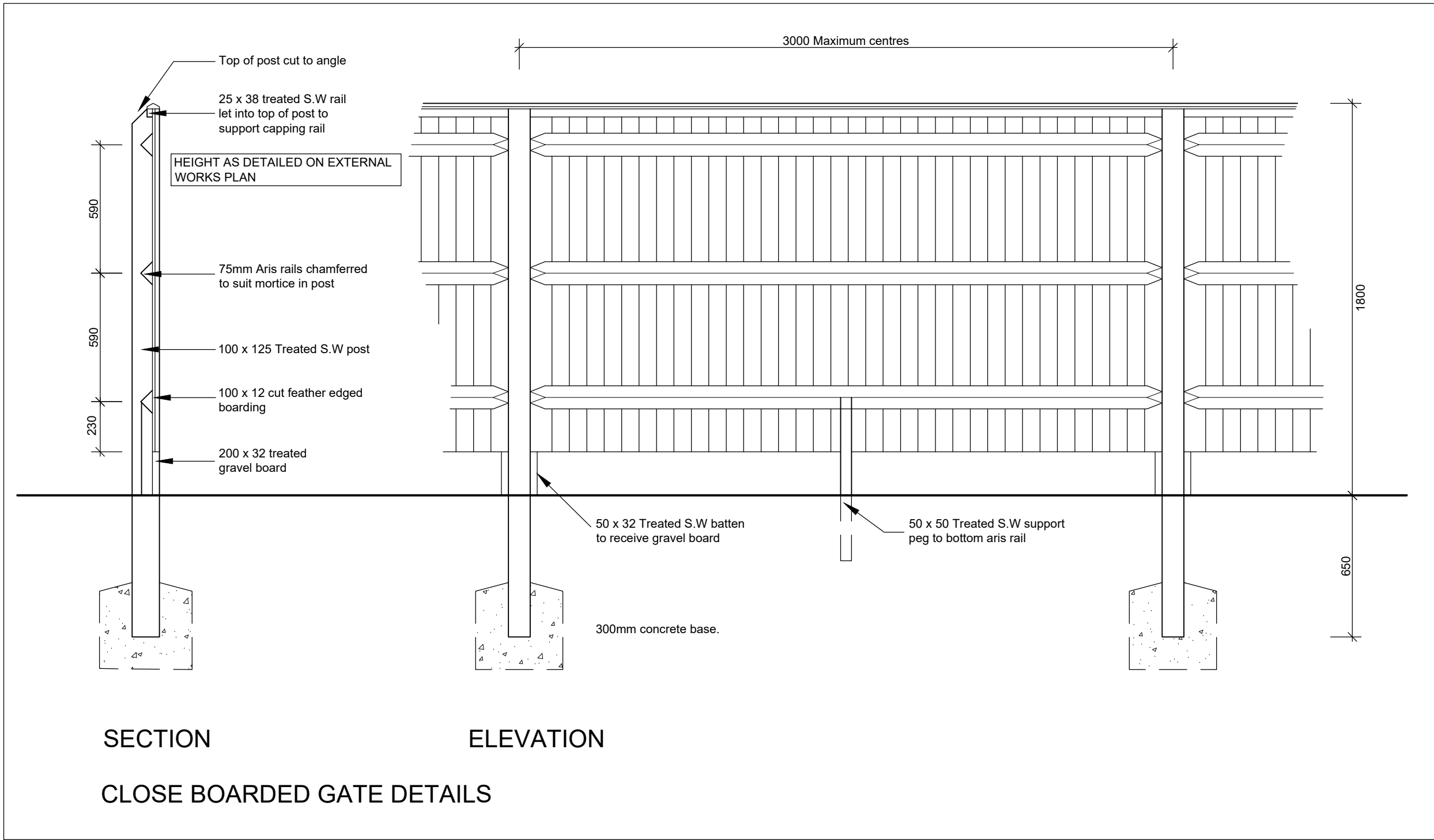




HMO - PAS 24 - Design Requirements		
Bedroom Doors	Each door to individual residents rooms which lead on to the stair well must have self closing fire doors to all habitable rooms. These to be a minimum of half hour fire resistance, The Door locking system needs to be key operated from outside but thumb turn operated from inside the room. Refer to diagram opposite with following points. 1) Spy hole viewer 2) Sturdy hinges with long screws 3) Letter box cage 4) Solid door (min 45mm thick) 5) Secondary lock to the exit doors at a height of a third from the top of the door – a rim latch lock (Yale lock) 6) Door chains should be fitted to the door 7) 5 lever mortise lock key either to BS3621 or BS 8621 Standards operated either by the use of a key from both inside and outside the premises or operated from outside by a key but thumb turn operated from inside the premises	
Windows	All ground floor and other easily accessible windows, i.e. close to a flat roof or balcony should be fitted with at least one suitable window lock unless these are designated as a Fire Escape. Residents must be supplied with keys to ensure these can be kept securely locked.	
Fencing	To prevent intruders getting to the back and sides of the premises install strong fencing to a minimum height of 1.8m and fit a robust lockable gate to the same height across the pathway.	Refer to fence drawing
Entry/Exit Doors	All exit doors recommend a 5 lever mortise lock key to BS 8621 Standards operated from outside by a key but thumb turn operated from inside the house.	

NOTES:

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THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK ON SITE

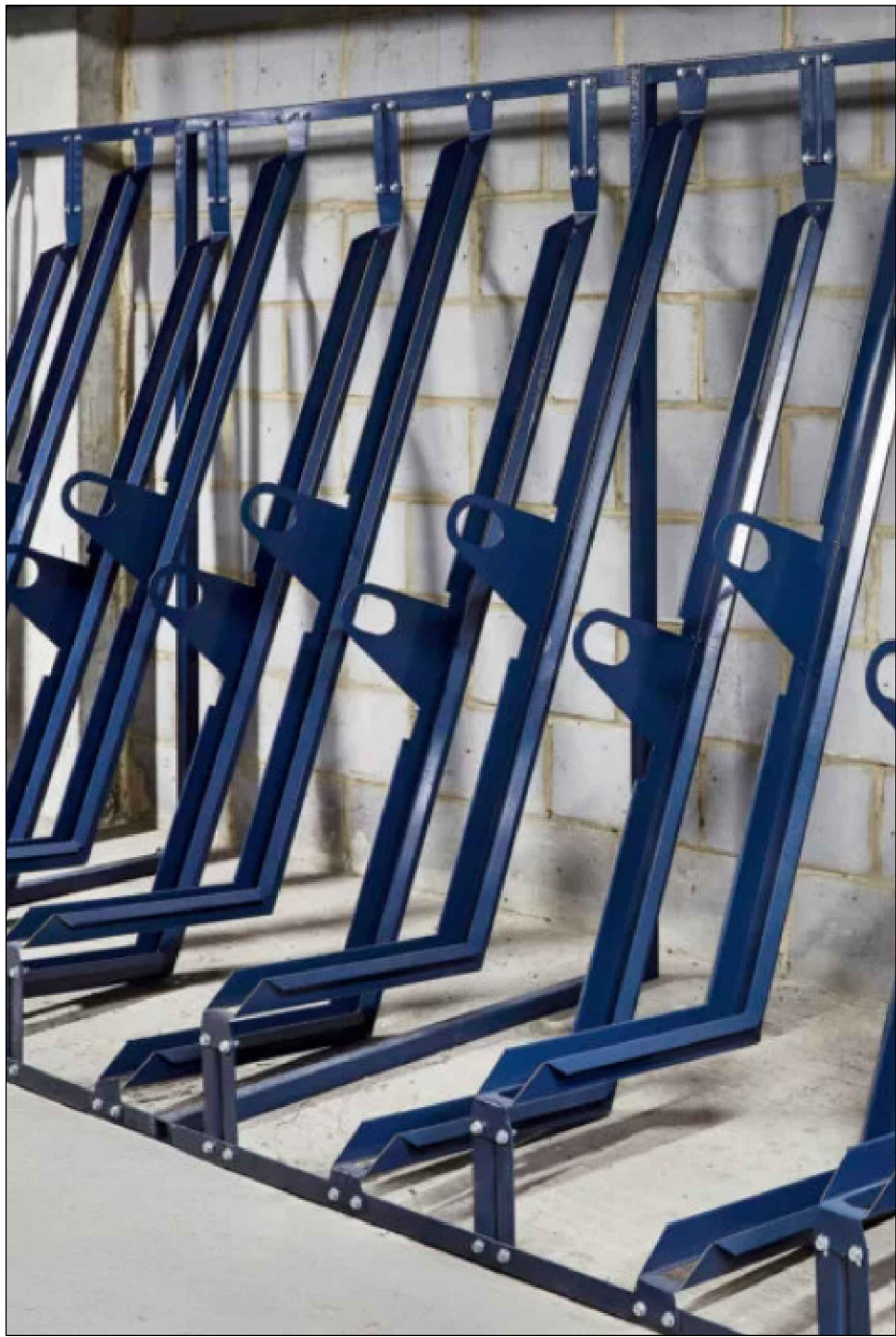
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FOR DETAILS OF STRUCTURE REFER TO ENGINEER'S DRAWINGS AND/OR SPECIFICATIONS

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SEMI-VERTICAL BIKE RACK
(<https://www.thebikestoragecompany.co.uk/product/semi-vertical-cycle-rack/>)

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REV	DATE	REVISION DESCRIPTION
BH DESIGNS		
CLIENT:		
Crook Holdings		
PROJECT:		
10b Bridge Street, Caversham, Reading, RG4 8AA		
TITLE:		
HMO Details		
PROJECT No:		DRAWING No:
BHD-0183		P103
		ISSUE
		--
STATUS:		SCALE:
Planning		1:20
DRN:	N.H.	CHK: --
DATE:		Aug 2024