

Doors, external and internal

Requests and conditions of
approval



North
Tyneside
Council

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Introduction

This document provides advice on the design and installation of doors on your properties.

There are a number of things to consider and this guidance note will assist you in considering all factors in your new sheds or outhouses.

As a tenant you have a right to make certain improvements to your home but only with the Council's advance written permission. We will not refuse permission unless there is a good reason. The right to make improvements applies to secure tenants only, if you are an introductory tenant, you must not carry out any alterations or improvements to your home or property.

Please make sure you read and consider this guidance before applying to make any alterations or improvements.

If you have any questions or queries, please get in touch with us directly and we'll be able to advise.

Installation requirements

We have a number of conditions that must be met before we can give agreement for the installation of doors:

- Replacing fire doors is controlled and notifiable work and requires Building Control approval – for queries relating to fire doors, please contact the **Housing Assets Team**.
- Where permission to replace an internal door that is not a fire door is given, the following guidance must be adhered to:
- Doors must have a minimum of 7600mm² gap (usually an undercut of 10mm) between the bottom of the door and the finished flooring (for doors fitted before the flooring is laid, a 20mm undercut is advised) to ensure sufficient air transfer between rooms
- All glazing to doors must have a minimum 6mm nominal thickness
- All glazing to doors must comply with Approved Document K
- All external doors must be fitted by a qualified person registered with a Competent Persons scheme, such as FENSA.
- **The asbestos register must be consulted before work commences. Asbestos Coordinator 0191 643 7808**

Responsibility for maintenance

Condition of approval will be on the basis that if the installation does not adhere to North Tyneside Council's door specifications and standards, then the applicant is solely responsible for repairs, maintenance, and related upkeep of the installation, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy. Doors installed in accordance with North Tyneside Council's specifications and standards will be maintained and repaired by the Council.

The installation of any of the following items may qualify under the Compensation for Improvements Regulations providing written permission has been issued:

- External doors that improve security
- Draught proofing to external doors

Reference to external guidance

There are a number of places online where you can find additional information on before submitting your application. These include:

Local Authority Building Control (LABC)

[Click here for replacing internal doors in a house](#)

Building Regs 2010 Approved Document K

[Click here for Approved Doc K - K4 Glazing](#)

FENSA

[Click here for FENSA approved installers](#)

Competent Persons Register

[Click here for the Competent Persons Register](#)

Once you've completed the work

Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection.