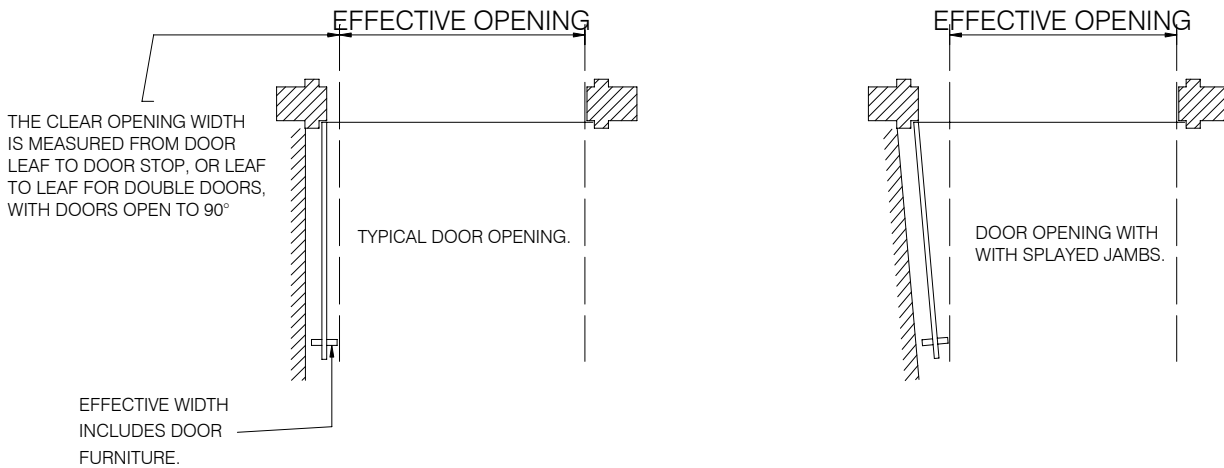


THE BUILDING REGULATIONS MAY 2004
DOCUMENT M
M1 ACCESS AND USE
ACCESS TO AND USE OF BUILDINGS



Document M

Document M is the latest building regulation to directly impact on our customers. The new legislation came into effect on the 1st May 2004. Document M is basically concerned with access to buildings for three groups of people:

1. Individuals with sight impairment
2. Individuals with hearing impairment
3. Individuals with mobility impairment

The third group is the only aspect of Document M that directly impacts on door controls such as closers. It states that if you have a door closer fitted to a door it must have a low opening force of 20 Newton metres (Nm) maximum at the leading edge of the door.

Prior to Document M the only force stipulated in building regulations was the closing force, which for fire regulations was 18 Nm.

The closer combined with the door size and weight combine to create an infinite number of actual forces. So to get a closer that can be measured to precisely 20 Nm opening force and 18 closing force is virtually impossible.

The other solution is to put automatic operating gear on the door. This, however, may be outside the budget for the project.

So what is the answer?

Common sense must prevail each door application must be fit for purpose. AXIM offers TC88 a range of 3 closers for varying door widths. Type 1 with door widths of up to 750mm with closing force of up to 20 Nm, Type 2 751mm to 950mm with 27 Nm closing force and 951mm to 1150mm with 33 Nm closing force.

APPROACH TO DOOR BY WHEELCHAIR	NEW BUILDINGS	EXISTING BUILDINGS
STRAIGHT ON WITHOUT A TURN OR OBLIQUE APPROACH	800	750
AT RIGHT ANGLES TO AN ACCESS ROUTE AT LEAST 1500 WIDE	800	750
AT RIGHT ANGLES TO AN ACCESS ROUTE AT LEAST 1200 WIDE	825	775
EXTERNAL DOORS TO BUILDINGS USED BY THE GENERAL PUBLIC	1000	775

