

KEST DOOR

Architectural Door Specification Checklist

A practical coordination tool for entrance, security, interior, hotel, villa, and project door packages.

**FOR ARCHITECTS | DEVELOPERS | CONTRACTORS |
DISTRIBUTORS**

Edition 1.0 | August 2026

This checklist supports project coordination. It is not a substitute for the applicable building code, fire and egress requirements, accessibility rules, approved test reports, or professional design review.

1. Project brief and opening schedule

Complete one record for every distinct door type. Assign a stable door mark so drawings, schedules, quotations, samples, approvals, production, and installation refer to the same opening.

Project identification	Project name, location, client, architect/specifier, contractor, distributor, revision number, issue date.
Opening reference	Door mark, floor/zone, room names on each side, quantity, handing, swing direction, single/double leaf, active/inactive leaf.
Application	Exterior entrance, security opening, internal room, hotel guestroom, service area, wet area, plant room, gate, or another clearly defined use.
Design responsibility	Identify who confirms structural opening, frame anchorage, hardware schedule, access control, electrical works, fire/egress compliance, waterproofing, and final installation.
Programme	Required submittal, sample, approval, production, shipping, site-readiness, and installation dates. Record dependencies rather than relying on a single delivery date.

Opening and dimensional coordination

- ☐ Record structural opening width, height, depth, tolerances, finished-floor level, wall build-up, and cladding thickness.
- ☐ Confirm finished door size, frame overall size, clear opening, threshold level, headroom, and adjacent obstruction clearances.
- ☐ Confirm handing from an agreed viewing side and show it graphically; do not rely only on LH/RH abbreviations.
- ☐ Identify interfaces with skirting, wall panels, stone, plaster, waterproofing, glazing, ceilings, and floor finishes.
- ☐ Require a site measurement or approved opening schedule before production when site conditions may vary.

2. Performance and construction

State measurable project requirements only when the applicable classification, test method, evidence, and complete doorset configuration are known. Avoid transferring a component rating to the complete installed assembly.

Security	Define the threat model, locking points, cylinder/credential type, hinge protection, frame reinforcement, glazing protection, monitoring, emergency access, and evidence required. Do not use 'anti-theft' as the only criterion.
Fire and smoke	Confirm whether the opening is regulated; required rating/classification; approved leaf, frame, seals, glazing and hardware combination; labeling; closer and latch requirements; wall type; and installer documentation.
Acoustics	State the required doorset rating and test method, plus room-to-room design target if applicable. Coordinate perimeter seals, drop seal, threshold, frame junctions and penetrations.
Thermal/weather	Confirm exposure, design temperatures, rain/wind conditions, drainage, threshold, seals, corrosion environment, and any required tested thermal or weather performance.
Accessibility/egress	Confirm clear width, operating force, threshold, vision panels, lever/handle geometry, opening direction, panic/exit hardware, signage and local authority requirements.
Durability	Define expected traffic, impact/abuse exposure, cycle expectations if relevant, cleaning regime, maintenance access, replaceable components, warranty conditions and spare-parts period.

Leaf, frame and finish

- Specify leaf thickness, core/construction, edge construction, reinforcement locations, face material and permissible weight.
- Specify frame material, profile, depth, architraves/trims, joints, anchors, grout or infill requirements, and interface sealant.
- Identify exposed and concealed metal grades, corrosion protection, coating system, colour reference, gloss/texture, and approved sample size.
- For timber/WPC/decorative faces, approve colour range, grain direction, panel matching, edge appearance, repair limits, and cleaning products.
- Record glazing type, thickness/build-up, safety requirements, size, bead system, privacy treatment and replacement access.

3. Hardware and smart access

Coordinate the hardware as a system. Confirm that every item is compatible with the leaf, frame, handing, door weight, environment, security strategy, life-safety requirements and access-control sequence.

Mechanical hardware	Hinges/pivots, lockcase, cylinder, latch/bolts, handles/pulls, closer, floor spring, stops, flush bolts, coordinator, threshold, seals, viewer, door guard and protection plates.
Preparation	Provide manufacturer/model, templates, mortises, cable routes, reinforcement, fixing type, backset, centres, handing, spindle/cylinder dimensions, clearances and finish.
Smart lock	Confirm door-thickness range, lock-body dimensions, backset, power source, battery access, low-power warning, mechanical override, credential types, event logging and administrator ownership.
Access control	Define reader, controller, electric locking, door position, request-to-exit, power transfer, power supply, fire-alarm interface, intercom, network responsibility and commissioning sequence.
Environment	Verify exterior/weather suitability, operating temperature, ingress/corrosion exposure, UV resistance and protection of electronics, cables and connectors.
Handover	Require keys/credentials, master-key schedule, administrator transfer, privacy settings, test records, as-built wiring, manuals, training, maintenance plan and emergency procedure.

Smart-access decision gate

- ☐ The selected device physically fits the approved leaf and frame without weakening required reinforcement or performance.
- ☐ Normal entry, normal exit, power failure, battery failure, network failure, fire alarm and emergency override sequences are documented.
- ☐ The party responsible for accounts, personal data, firmware, remote access and credential deletion is named.
- ☐ A full-size sample, mock-up or first-off inspection is required when the integration has not been previously validated.

4. Submittals, production and installation

Required submittals	Door schedule, elevations/sections, frame and threshold details, hardware schedule, finish samples, glazing data, access-control diagram, product data, relevant evidence, maintenance information and exclusions.
Approval record	Maintain a dated comment/response register. Approved drawings must identify revision and authorised approver. Resolve contradictions between drawings, schedules and specifications before release.
Pre-production	Confirm quantities, final openings, handing, finishes, hardware procurement, embedded components, mock-up outcome, packaging marks and hold points.
Inspection	Agree inspection stages and acceptance criteria for dimensions, operation, appearance, hardware, seals, electronics, labeling, packaging and documentation.
Logistics	Confirm Incoterms/contract terms, packing method, crate dimensions/weights, unloading, storage orientation, moisture protection, lifting points, route to opening and damage-reporting procedure.
Installation	Verify opening condition, substrate, anchors, shimming, plumb/level/square, frame distortion, perimeter joint, threshold support, seal continuity, hardware adjustment and protection after installation.

Final acceptance

- ☐ Door operates through its full travel without binding and maintains required clearances.
- ☐ Latch, bolts, closer, coordinator, panic/exit hardware and access-control sequences function as specified.
- ☐ Seals contact continuously; thresholds, drainage and perimeter joints are complete.
- ☐ Faces, edges, frames, glazing and hardware meet the approved visual sample and agreed inspection distance/lighting.
- ☐ Labels, test/commissioning records, keys, credentials, spares, manuals, warranties and training are handed over.
- ☐ Outstanding items have an owner, target date and close-out evidence.

Request a project-specific review

Send the completed opening schedule, drawings and performance requirements to KEST Door for constructability and product-selection review. Final compliance remains subject to the project professionals, approved evidence and local authority requirements.

Website: <https://kestdoor.com/> | Project inquiry: <https://kestdoor.com/online-inquiry-form/>