

## **Criteria for prioritising the fitting of new entrance doors to flats**

Could this include the up grading of fire doors by fitting of intumescent strips (if not fitted) and cold smoke seals in the existing fire doors of corridor sub division doors in buildings like the sheltered blocks. Or is it only for flat doors?

1. Identified by Fire Risk Assessment as needing new entrance doors, with self closing devices and cold smoke seals fitted.
2. Identified by Fire Risk Assessment as existing doors that need a self closing device or intumescent strips (if not fitted) and cold smoke seals fitted.
3. Blocks where the refuse chute is in the only staircase
4. Blocks over 4 stories with only one means of escape staircase
5. Blocks where the original secondary means of escape relies on entrance to another dwelling
6. Blocks where there are a number of flats are off an enclosed landing
7. Blocks where specific areas of concern have been raised by the Fire Brigade
8. Blocks where refurbishment of the common landings and staircases is over due

### **Options**

1. Replace the old door and frame (the door set) with a new 30 minute fire rated door set incorporating intumescent strips and cold smoke seals (FD30s) with a self closing device.
2. Replace the old door with a new 30 minute fire rated door inserted in the old frame incorporating intumescent strips and cold smoke seals in the new door (FD30s) with a self closing device.
3. Fit intumescent strips (if not fitted) and cold smoke seals in the existing door and a self closing device to the door.

### **Note: Items to consider**

- a. Over head or Perco type (concealed in the door and frame) self closing device, because of either restrictions to fitting an overhead closure inside the flat or the likelihood of damage to the closing device
- b. An inspection system to make certain than the occupants of the flats do not disconnect or disable the self closing devices

- c. If fitted with a letter box with it be a metal one with a metal flat in the lower half of the door
- d. If a letter box is needed could a door be purchased with the letter box already fitted thus saving on site costs by workmen etc.
- e. For new fire doors there should be 3 hinges (pair and a half) per fire door to the correct British Standard, older doors only had 2 hinges (a pair)
- f. Will any locks fitted be suitable and in accordance with the Building Regulations and H M Government guidance