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Subject: The required fire standards for entrance doors to residential flats.

Background information

Buildings are compartmented to delay the spread of fire from one area to another and the compartments are usually linked by doors to allow for passage of traffic around the building. Door sets have two important functions in a fire, when closed they form a barrier to fire spread and when open they provide a means of escape, a well designed fire door will delay the spread of fire and smoke without causing too much hindrance to the movement of people and goods. Every fire door is therefore required to act as a barrier to the passage of smoke and/or fire to varying degrees dependent upon its location in a building and the fire hazard associated with the building this is especially true of entrance doors to flats off protected staircases inside a building.

The specifications of a fire door and the standard required in a particular location is specified by Part B of the Building Regulations in Appendix B, (Fire Doors) and the performance of fire doors is judged by subjecting them to the standard test procedure specified in BS 476 : Part 22: 1987 or BS EN 1634-1: 2000.

Items attached or fitted to any fire rated doors must also be fire rated and conform to the requirements of both the Building Regulations and the specific British Standard or the European equivalent, as seen above with BS 476 and BS EN 1634-1. The door furniture could comprise of a self closing device, the letter box called a letter plate, the hinges and the locking mechanism. Also incorporated in the door could be fire rated glazed panels and in new fire doors would be cold smoke seals and intumescent seals or strips.

The current Building Regulations requirements for an entrance door to a dwelling/flat etc off a protected staircase or corridor is that it should be a minimum fire resistance of 30 minutes when tested for integrity to BS 476 part 22 fitted with a self closing device and intumescent strips and cold smoke seals, ie suffix "(s)".

Conclusion

From all the technical information provided by the manufactures and the inspection sheets provided by LHC, the new flat entrance doors supplied and fitted by Manse Masterdor meet the requirements of the Building Regulations in that the doors are FD 30 (s) this includes all the door furniture fitted to or on the doors. Any glazing fitted in the doors is fire rated according to the information provide as is any glazing fitted surrounding the doors.

Please feel free to contact me if you require any further assistance or any technical information on the British Standards etc quoted.

Yours Sincerely

Carl Stokes