

Tenants flat entrance door – priorities for self-closer programme

1. Requirement

That all tenants flat entrance doors be fitted with self-closing devices which cause the door to close fully onto its stops.

2. Building Regulation Requirements

Building Regulations Approved Document B is the document from the suite of Building Regulations Approved Documents which deals with Fire Safety, this is divided into two parts Volume 1 Dwelling Houses, these are single private domestic houses. Volume 2 covers “Buildings other than dwelling houses” and it is in this document that the fire safety requirements in relation to flat entrance doors is covered.

The requirements are –

- “All newly installed flat entrance doors must be self closing certified 30 minute fire rated doors, it matters not whether they are on an open balcony or an internal staircase / corridor as they separate the flat from a “space in common use”. (If the flat is located off an internal staircase or corridor then the new door must also have cold smoke seals fitted to it.)
- Self closing devices are necessary on all flat entrance doors irrespective of the flats location within a building.

Note

If a flat entrance door was off a garden area that was only used by the occupants of that flat then it does not need to be fire-rated or fitted with a self closing device, this is because this is not “a space in common use” it will be a private garden area for that dwelling. The same as the entrance door of a domestic private dwelling or your house.

A basement level flat off an open external area in a street property would also come under the above criteria if it was the only flat accessed from this area and this was not a common area.

3. Priorities

- 3.1. Blocks over 6 floors levels where flats are accessed from internal lift lobby areas / staircase landings / corridors.
- 3.2 Blocks over 5 floor levels where flats are accessed from internal lift lobby area / staircase landings / corridors.
- 3.3 Blocks over 3 floor levels where flats are accessed from internal lift lobby areas / staircase landings / corridors.
- 3.4 Buildings over 2 floor levels where flats are internally accessed. This will include street properties with ground and 1st floor level internal staircases.

- 3.5 Buildings with more than 1 internally accessed property. This will generally apply to street properties.
- 3.6 Flats accessed from open/external staircases.
- 3.7 Any buildings of 4 floors where flats are accessed from open external walkways/balconies with a single direction of travel.
- 3.8 Any buildings above ground floor level where flats are accessed from open external walkways/balconies with a single direction of travel.
- 3.9 All other buildings where flats accessed from open external walkways/balconies.

4. Ongoing efforts to ensure presence & effectiveness of self-closing devices

As set out in our Fire Safety Policy & Strategy -

- 4.1 As part of works to **all** void (empty) properties the self-closer is inspected & upgraded / replaced as necessary prior to the new resident taking up residence.
- 4.2 Six-monthly checks on all sheltered dwellings incorporates a check on the self-closer & necessary repair / replacement work will be instigated as required
- 4.3 Monthly inspections of all temporary accommodation units incorporate an inspection of self-closer with repair / replacement instigated as necessary.
- 4.4 When undertaking comprehensive reviews of the buildings Fire Risk Assessments the working condition of a number of flat entrance doors self closing devices are checked to see that the device works correctly and has not been disconnected.

Health & Safety

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