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Subject: The replacement of fire doors to some entrance doors of residential flats.

Criteria for prioritising the fitting of new entrance doors to flats

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

Once the locations of the entrance doors or corridor sub division doors in buildings has been decided upon the following options could be implemented.

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:

If letter boxes are to be fitted in the new doors the following is an extract from the guidance documents and must be fitted by a competent person.

Letter plates

Wherever possible the fixing of a letter plate to a fire-resisting door should be avoided. Prime consideration should be given to installing the letter plate elsewhere. Both free standing and wall mounted postal boxes are available as an alternative.

Letter plates introduce a weak-ness in a door and those made of aluminium are likely to melt and even with steel flaps deformation can lead to integrity failure. A double flap of steel, one on each side of the door, is likely to be necessary to maintain integrity.

There are letter plates on the market which have performed satisfactorily in fire tests in timber and steel doors. It is recommended that a product of proven performance and durability be selected, which has been included in satisfactory fire tests to B8476:22 : 1987, or BS EN 1634-1, in a door of a similar or weaker type of construction to that in which it will be fitted.

Letter plates should ideally be positioned in the lower part of the door and should conform to BS EN 13724 : Letter plates.

Items to consider:

- a. The cost of a fire door can range from £65 for a standard door, but if you have glazing etc this increases the costs drastically, please see booklet for prices.
- b. Which type of door self closing device, over head or Perko 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
- c. An inspection system to make certain than the occupants of the flats do not disconnect or disable the self closing devices once they have been fitted.
- d. Consideration to the fitting of self closing hinges to the doors, please see appendix A for more information. This could save money and labour costs and ongoing maintenance issues
- e. It is recommended that any lock which is to be fitted to a fire door should be able to be opened without the use of a key. Yale type lock for instance.

- f. If any door furniture is to be fitted it should be remembered that plastics and aluminium handles and knobs will be destroyed on the fire side of the door but this may not have a serious effect on the integrity of the door if steel spindles are provided but may trap the occupants.
- g. If fitted with a letter box with it be a metal one with a metal flat in the lower half of the door
- h. 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.
- i. 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)

<u>Costs:</u>	(sample prices include VAT at current 17.5%)	£
Fire doors (please see booklet as prices vary)		from 65 to 700 per door
Fire door frame		55.00
Over head self closing device		41.99
PerKo type self closing device		11.99
Self closing hinges (for 3)		54.99
Pair of fire rated hinges (3 are needed per door)		7.50
Lock		15.00
Door handle		12.00
Fire rated Letter plate		30.00
Pack of cold smoke seals, for one door		15.00
Labour costs to fit a new fire door and frame		150.00
Labour costs to fit a new fire door in an existing frame		100.00
Labour costs to fit a self closure to an existing fire door		25.00
Labour costs to fit smoke seals to an existing fire door,		50.00

Appendix A

Self-Closing, Adjustable Hinges with Intumescent Backing Plates



These sets of 3 self-closing hinges have adjustable closing strength functionality. Provided with intumescent backing plates they are ideal for applying to fire doors and relieve the need for additional door closers.

- Closing strength category 1 and 2 (up to 48kg)
- Ideal for use in conservation areas
- This set of three hinges acts as a complete door closer
- The closing strength can be individually adjusted
- Complete with Intumescent backing for fire protection
- CE approval and tested to BS476 Part 22 (1987) to 30/60 minutes fire rating
- Allows the full opening of door
- **Please note: The stainless steel version has rounded corners**

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