
From: [REDACTED]
Sent: 10 November 2015 10:23
To: Janice Wray; Janice Wray
Subject: Re: Self closing devices on flat entrance doors - extract from policy

See briefing notes

Sent from my HTC

----- Reply message -----

From: "Janice Wray" <jwray@kctmo.org.uk>

To: [REDACTED]

Subject: Self closing devices on flat entrance doors - extract from policy

Date: Tue, Nov 10, 2015 08:56

Have finally got a chance to look at the fire safety policy with regard to self-closers. The earliest version I have is dated Nov 2013 but pretty sure this is the one that we gave to Nick Commery – just a few subsequent tweaks. Here is the extract –

17. Flat Entrance Doors

17.1 FRAs & Flat entrance doors

17.1.1 One area highlighted in many FRAs was the need to investigate whether flat entrance doors in enclosed blocks were sufficiently fire resisting (and self-closing). In every case where the assessor could not be confident that the flat entrance door met the required fire safety standard or where he was unable to ascertain that any glazed transoms etc. were adequately fire rated or resistant he highlighted these locations in the Action Plan. The significance of these doors is that in enclosed blocks the flat entrance doors effectively form part of the means of escape and so they (and any associated panels above or adjacent to the door) are required to be self-closing and to provide 30 minutes of fire resistance. A programme of replacement of non-compliant flat entrance door to tenanted properties was instigated and is currently nearing completion.

17.2 Leaseholders Flat Entrance Doors

17.2.1 In RBKC the flat entrance door is demised to the leaseholder in the lease. In order to raise the profile of the fire safety requirements for these doors and to put leaseholders on notice of these, RBKC and the TMO wrote to all leaseholders in October 2012 (Appendix 3). This was followed up with a personalised letter (Appendix 4) to all residents whose doors had been highlighted in the FRA as potentially non-compliant. This letter was accompanied by an information / guidance note to assist leaseholders to establish whether their door was compliant (Appendix 5) and details of our Fire Consultant with whom they could engage privately to assess their door.

17.2.2 Following discussions with senior LFB officers and representations to DCLG a further “Before Action” letter (Appendix 6) was sent to lessees whose doors have been highlighted by the FRA as potentially non-compliant offering

a one-off free assessment of their door by our Fire Consultant. At the conclusion of their exercise the list of addresses that remain non-compliant or potentially non-compliant will be referred to RBKC for enforcement.

17.3 LFB required standards for flat entrance doors within enclosed blocks

17.3.1 To ensure that our assessments are consistent with the standards required by the LFB the TMO's Consultant Fire Risk Assessor has discussed with the LFB's Head of Enforcement the standards for flat entrance doors located within enclosed residential blocks and these are the standards which are being applied to our blocks –

- In the first instance check whether documentation is available to confirm that the door is a certified 30 minute fire rated door (FD 30)
- Investigate whether door is appropriately marked up using the Trada marking system etc. (details at Appendix 5) to confirm fire resistance standard
- If no markings or documents are available then could the door be considered to be a “nominal” fire door – a solid door which is approximately 44mm thick is close fitting within its frame and has a self closing device fitted to it. Where no self-closing device is fitted it will be advised that one is fitted.
- In the case of an existing fire door the fitting of cold smoke seals will not be requested BUT
- If a new fire door is to be fitted then this will be required to meet the standards and requirements of the Building Regulations which are current at the time of installation.

Does the fact that we have acknowledged that the doors should be self-closing (1st bit highlighted in yellow) not leave us in a more vulnerable position here??

Janice

From: [REDACTED]
Sent: 04 November 2015 13:46
To: Janice Wray
Subject: Self closing devices on flat entrance doors

Janice

Please find the information regarding self closing devices and flat entrance doors.

Adair Tower Appleford Road London W10 5EA

From section 12 of the Fire risk assessment page 19 of document.

This is all that is said about self closing devices on the flat entrance doors of Adair Tower.

The flat entrance doors are not fitted with self closing devices.

This is because of:

The TMO's policy on self closing devices and flat entrance doors in the document "TMO Fire Safety Strategy" dated January 2013, item 17.2.

17.2 LFB required standards for flat entrance doors within enclosed blocks

To ensure that our assessments are consistent with the standards required by the LFB the TMO's Consultant Fire Risk Assessor has discussed with the LFB's Head of Enforcement the standards for flat entrance doors located within enclosed residential blocks and these are the standards which are being applied to our blocks –

- In the first instance check whether documentation is available to confirm that the door is FD 30 etc
- Investigate whether door is appropriately marked up using the Trada marking system etc. (details at Appendix 5) to confirm fire resistance standard
- Could door be considered to be a "nominal" fire door - approximately 44mm thick solid doors which are close fitting and have a self closing device fitted to them (where no self-closer fitted one to be requested).
- In the case of an existing door the fitting of cold smoke seals will not be requested
- If a new fire door is to be fitted then this will be required to meet the standards and requirements of the Building Regulations which are current at the time of installation.

Can't find e mails as of yet, still looking nor any meets from an LFB meeting regarding standards

Carl

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