



# Fire Door Inspection & Servicing



# The role of fire doors in fire safety

## Fire doors offer two critical functions:

- 1** When kept closed, they contain a fire
- 2** They play a key role in effective evacuation when open along escape routes

Buildings are compartmentalised to delay the spread of fire from one area to another. These compartments are usually linked by fire doors to allow the flow of traffic around the building.

A well designed timber fire door will delay the spread of fire and smoke without causing hindrance to the movement of people and goods around a building. A fire door must act as a barrier to the passage of smoke and/or fire to varying degrees depending upon its location in a building and the fire hazards associated with the building. The main categories of fire doors are FD3- (which offers 30 minutes protection) and FD60 (offering 60 minutes protection).

## Features of a fire door



In line with the Regulatory Reform Order (Fire Safety) 2005, all commercial buildings must be designed to delay the spread of fire. Fire-resistant doors are one of the most vital components in passive fire protection.

# How often should fire doors be checked?

Ideally fire doors should be checked every 6 months and a risk-assessed approach is recommended to support this. Hotels or care homes with residents who might struggle to respond or escape quickly from a fire should adhere to 6-monthly checks as a minimum.

Heavy traffic areas, where doors are used more often, should have an increased frequency of inspection.

Bi-annual inspections are recommended as per BS 9999, but it is also important that daily and monthly visual inspections are carried out to check the integrity of your fire doors.

## Your fire door inspection checklist:

- Fire doors all certified (label or plug)
- Gaps between the leaf and frame no bigger than 3mm (+/- 1mm)
- Intumescent/cold smoke seals should not be damaged or missing
- Hinges firmly fixed with no screws missing
- Door handles and panic hardware operate correctly
- Doors close in a controlled manner & remain free from obstruction
- Door selectors operate correctly
- Any glass within the frame is secure
- Fire door has the correct signage and it is legible
- All doors have been inspected by a trained industry professional
- Visual inspection of and testing of automatic release mechanisms

## Monthly checks should include:

- Testing the fail-safe mechanisms for automatic doors
- Testing the operation of hold-open devices under a simulated loss of power or fire alarm
- Testing the correct operation of panic hardware on emergency and panic doors

Regular inspections and checks should be recorded and dated by the responsible person. Any repair or replacement of faulty doors should happen as a priority. All repairs should be recorded.

# Your trusted partner

We are the only nationwide company that can manufacture, install and service your fire doors.

Our in-house manufacturing capability across all passive fire disciplines allows us to manage your needs and expectations without lengthy lead times. It also means that we can produce a door set within 24 hours\* so we can help you to replace a failed fire door as soon as possible and remove any risk to your business.

## When you choose us as your trusted partner, we offer you;



A comprehensive fire door inspection and service\*\* carried out by expert technicians



Manufacture, install and certified door sets

\* Additional charge applies

\*\* Servicing not included in inspection only contract

We're constantly audited on our service and response times to make sure we comply with fire safety regulations and standards. This means you can be sure we'll keep things running smoothly, keep you compliant and most importantly, keep our promises.



# Protect your fire doors

Our service contract gives you complete peace of mind when it comes to your ongoing servicing and maintenance. Here's a quick list of what's included;

	Inspection only	Inspection & servicing
Twice a year fire door inspections in line with the RRO 2005 & BS 9999 (customer/responsible person must also carry out regular monthly checks)	✓	✓
Identification of repairs &/or replacements (work not included) - feedback discussed with the client to create bespoke plan	✓	✓
Confirmation all the correct signage is in place (additional signs required not included)	✓	✓
Electronic inspection certificate provided on completion	✓	✓
Length of contract to suit customer individual requirements	✓	✓
Separate rate card for remedial works & replacement doors*	✓	✓
Bi-annual servicing of doors		✓
Inspection and servicing included		✓
Intumescent strips and adjustments included		✓

\* Any remedial works and replacement doors are not included and are chargeable



*Our service contract gives you complete peace of mind*

