



PROPERTY MANAGEMENT
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Tenant Advice Note: Checking Your Flat Front Door

To achieve compartmentation, flat front doors should comply with British Standards BSEN 1634-1:2008, so must have automatic closer springs which must be effective in shutting the door properly under all conditions and circumstances. Additionally, the doors must be FD30S standard, which means that they have a minimum 30-minute fire rating and must include intumescent strips and cold smoke seals at the edges with suitable fireproof door furniture including hinges, locks and letter boxes.

To see if your door meets the required standards please run through the following checklist:-

- 1. What material is your door made of? - Wood or Metal is fine. uPVC doors are not currently accepted as fire doors.

- 2. Tap / knock your door, does it sound hollow? – Fire doors have to be solid construction.

- 3. Check inside your letter box. This should be a self contained unit not just a hole in the door with flaps fitted either side. It should be made of metal not uPVC.

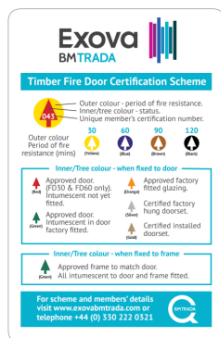


- 3. Measure the width of the door (the thin edge) – Fire doors must be a minimum of 44mm (4.4cm) in thickness. If your door has panelled sections and the thickness of these timber panels is less than 44 mm in thicknesses (i.e. they are thinner than the surrounding parts of the door) it is unlikely that your door is a fire door

- 4. Check if there are three hinges fitted, which bear the CE mark



- 5. Look for a coloured plug in the door itself or any label or markings such as below, which may indicate the door has been certified by either TRADA's Q-Mark Scheme or BWF's Certifire scheme



5. If your door has a glazed panel(s) within it, the glass should either be Georgian wired or have a special fire-resistant glazing fitted (this will be indicated by an etched mark 'BS476:22'). If the glazing does not have either, it's unlikely that the door is a fire door.

6. Is there a 25mm door stop fitted around the door frame which the door closes to with no visible gaps between the door stop and the door when closed?

Is there an intumescent strip or smoke seal (or a combination) fitted either to the door or door frame? (Picture of a smoke seal on right)



7. Is the door self closing? i.e. when you let it go, it will shut itself. Fire doors are required to be fitted with either an overhead door closer or a jamb closer, as shown below.



Please note that the above checklist is intended for information purposes only and should not be used instead of a thorough assessment of the doorset by a competent person with sufficient knowledge and experience to properly determine their fire safety properties. JCF Property Management accepts no liability or responsibility for the accuracy or result from the use of this checklist.