

Be Safe & Be Smart

Our schemes are legally obliged to carry out fire door inspections. Communal fire doors, which includes shared flats' communal kitchens, will be inspected quarterly and bedroom doors will be inspected annually.



1. What do fire doors do?

Fire doors create a barrier from fire and toxic cold smoke and prevent it from travelling around a building, keeping the damage to a small area to allow for evacuation and safe access for the emergency services.



5. Who's responsible for inspecting & maintaining fire doors in my building?

Your landlord or building owner will have legal responsibility for the fire doors in the common areas of the building and many will publish information in the tenants or residents handbook. You should seek fire safety information from your landlord or building owner regarding the specific fire plan for your building to ensure you are prepared in an emergency.



2. What makes a fire door work?

All these components play a CRITICAL role in fire performance. 1 small change = 1 BIG impact on fire performance. Always check the fire door certificate for compatible specification.

- ✓ Door leaf
- ✓ Frame/ lining
- ✓ Intumescent seals
- ✓ Smoke seals*
- ✓ Latch or lock
- ✓ Hinges
- ✓ Door closer*
- ✓ Signage*
- ✓ Other ironmongery*
- ✓ Fire door glazing*
- ✓ Frame/ wall sealing
- ✓ Threshold seals*
- ✓ Installation
- ✓ Regular inspection & maintenance
- ✓ Air transfer grille (ATG)*

*if required



6. But what about my flat's front door?

Yes, this includes your flat's front door if you are a tenant. It faces onto the critical Means of Escape route. It's vital that it works properly when a fire breaks out, so it's important that your flat front door is a fire door, it is fit for purpose and can be regularly inspected and maintained.



7. Do all fire doors have cold smoke seals?

Don't confuse plain intumescent seals with cold smoke seals. The majority of fire doors, especially those on flat front doors, corridors and on stairwells will have cold smoke seals. You can see these seals because they are either separate from or combined with the intumescent seal, they look like a brush or a plastic fin. They are located in either door edge or the frame and they should COMPLETELY fill the perimeter gap between the door and the frame when the door is closed.



8. What about door closers?

All fire doors in common areas of the building AND flat front doors (corridors and stairwells) must have appropriate fire rated door closers fitted. These closers MUST be adjusted correctly to ensure the opening and closing forces are correct and that the door can be operated easily. Regular inspection and maintenance is required to ensure these component work correctly.

OTHERWISE! You risk door closers being damaged or disengaged, so they won't work when it's needed. Door closers on flat front doors should only be fitted to the interior side of the door to prevent vandalism and to allow for the door to be correctly adjusted when the closer is fitted.



3. Where will I see fire doors in my building?

In a block of flats you will find fire and smoke control doors on the stairwells, the corridors and on the flat front doors. You will also see them protecting areas where there's a risk of combustion, such as bin storage or mains electricity service cupboard. Sometimes you will find fire doors inside flats, but this depends on the specific design and layout of the individual flat.



4. How do I know it is a fire door?

Fire doors in common areas of the building (corridors and stairwell and service rooms) will have blue signage on the door. Flat front door and those inside individual flats do not require signage.

BUT! A fire door only works if it's installed correctly with the compatible components like ironmongery, seals and frame. Download our 5 Step Fire Door Check [here](#).

The person responsible for fire safety in this building is: