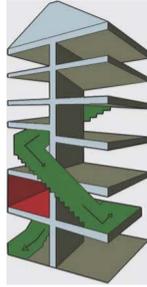


**10**  
top tips

# Fire doors in blocks of flats

## 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, allowing for evacuation, stay put and safe access for the emergency services.



## 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)

## 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 IF ITS 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.



## 5 WHO'S RESPONSIBLE FOR INSPECTING AND 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.

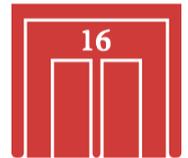
You should seek fire safety information from your landlord or building owner regarding the specific fire plan for your building to ensure you are prepared in an emergency.



## 6 BUT WHAT ABOUT MY FLAT FRONT DOOR?

Yes, this includes your flat 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..

If you are a leasehold tenant, you should examine the details of you lease contract and consult the landlord. You may find that you have responsibility to ensure that a suitable fire rated door with all of its compatible components is fitted.



## 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.



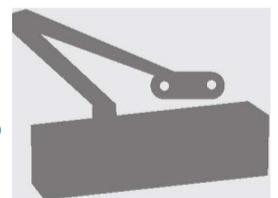
## 8 WHAT ABOUT DOORS CLOSERS?

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.



## 9 HOW CAN I DO A BASIC CHECK ON MY FIRE DOORS?

Attached is a 5 basic checks that you can do on your fire doors, although they cannot replace a full inspection by a qualified specialist, they can highlight any immediate issues.



## 10 WHO DO I REPORT SAFETY CONCERNS TO?

- In the first instance, contact compliance@watsonpm.co.uk
- If you are still concerned or not receiving the reassurance you feel you need, you should then contact your Local authority or fire and rescue services for advice



# FIRE DOORS

The Fire Safety Act 2021 has clarified that in any residential building which contains two or more sets of domestic premises are within the scope of the Fire Safety Order. Responsible persons for residential buildings have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors including flat entrance doors are capable of providing adequate protection.

If you ever notice any faults on fire doors, this should be reported to Watson. You can contact Watson through email on [compliance@watsonpm.co.uk](mailto:compliance@watsonpm.co.uk) or alternatively call us on 0113 2738788

## 5 Step Fire Door Check

Suspect the building you're living in, working in or visiting has a faulty fire door?  
Don't walk by. Report it to whoever manages or owns the building.

**You could save a life that day.**

	Certification	Gaps	Seals	Hinges	Closing properly
<b>WHAT TO CHECK</b>					
	Look for a label or plug on top (or occasionally on the side) of the door.	Check the gaps around the top and sides of the door are consistently less than 4mm when the door's closed. The gap under the door can be slightly larger (up to 8mm), but it does depend on the door. Ideally, you should not see light under the door.	Look for any intumescent seals around the door or frame. Check they're intact with no sign of damage.	Check all hinges are firmly fixed (three or more of them), with no missing or broken screws.	Check the door closes firmly onto the latch without sticking on the floor or the frame.

Please refer to the above diagram when checking a fire door.

### REMEMBER

- Fire doors **MUST** be kept closed at all times.
- Doors and self-closing devices **MUST NOT** be tampered with.
- Report any faults to Watson immediately.