

How can I check if my front door meets current standards?

If you inherited a door from a previous owner, check with your solicitor who should have confirmed if any alterations had been undertaken to the property and obtained copies of any building control consents for alterations undertaken. This should include information regarding any replacement of the flat front door.

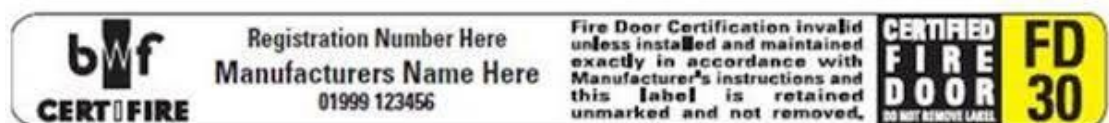
If you have changed your door, either the supplier or builder who installed your door should be able to confirm if the door installed was a fire door set and provide you with a certificate confirming this.

If you can't find any information about your door, there are some simple checks you can undertake to confirm if it is a fire door set:

1. Tap/knock your door, does it sound hollow? Look inside your letter box, does the door look like it's made of solid wood? Fire doors have to be of solid timber construction.
2. Measure the width of the door (the thin edge) – fire doors must be a minimum of 44mm (4.4cm) thick. If your door has panelled sections and the thickness of these timber panels is less than 44mm thick (i.e. they are thinner than the surrounding parts of the door) it is unlikely that your door is a fire door.
3. Check if there are three hinges fitted, which bear the CE mark (as shown).



4. Look for a coloured plug in the door itself or any label or markings, which may indicate that the door has been fitted by either TRADA's Q-Mark scheme or BWF's Certifire scheme (picture below shows certified label/markings).





- If your door has 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 is unlikely that the door is a fire door.
- Is there a 25mm door stop fitted around the door frame which the door closes to? Or is there an intumescent smoke seal (or combination) fitted?



- 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.



8. UPVC doors are not accepted as fire doors.
9. Doors should not have any large openings in them, such as cat flaps. Letterboxes are permitted if there is no other provision for the delivery of post. Letterboxes should be fire resistant (with an intumescent liner) and fitted in the lower third of the door. If being purchased separately, they should be purchased from a reputable supplier and fitted by a competent carpenter. Fire Door sets that come already fitted with letter boxes and ironmongery should be supplied with a certificate of testing which indicates its fire rating.
10. If your door meets all of these criteria it is likely that it meets the standard and will perform effectively in a fire. If in doubt, check with THH or the London Fire Brigade.

Leaseholders guide to changing your own front door

No front door should be changed without the specific consent of THH. You must firstly seek permission.

What standard do I need to achieve?

All new fire door sets to flats must be FD30s (they must have a minimum fire resistance of half an hour) standard in accordance with BS476: Part 22 1987 or BS EN 1634-1 2000.

New flat doors should meet 'security by design' standards.

A test certificate for all replacement doors should be provided to the homeowner by the contractor supplying / fitting the door confirming that the door set meets this standard.

Alternatively, fire door sets should be marked in accordance with TRADA's Q-Mark Scheme or BWF's Certifire Scheme.

If you have changed your door in the past without notifying the Council, please submit details of the work to Property and Place without delay. As long as the new door meets fire safety standards, the Council will arrange for consent to be granted retrospectively. If the alteration does not meet these standards the Council will require you to reinstate the door at your own expense to comply with Building Regulations and meet with the requirements of the Fire Safety Order.

Finding a competent builder to install the door

Installing a fire door correctly is as important as ensuring the door itself is to the correct standard. We recommend that homeowners only use a competent, third party accredited fire door installation company. There are various third party accredited schemes, which allow you to view their registers and locate a suitably qualified tradesperson.

Certifying company and scheme Website

- BRE Group – LPCB scheme, LPS 1271 installation of fire and security door sets www.redbooklive.com/search
- BM Trada Q Mark: OP37 Fire door installation scheme www.bmtrada.co.uk
- Warrington Fire FIRAS scheme for fire Doors www.warringtoncertification.com/firas/firedoors.html