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Fire door safety

Information for homeowners

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What is a fire door?

Fire doors are doors constructed of material which will withstand fire for a specified period of time; usually 30 or 60 minutes. They are fitted with door closers and often have smoke resistant letterboxes and seals around the edge. Fire doors have two important functions in a fire;

- When closed they form a barrier to stop the spread of fire into a flat
- They stop a fire in a flat spreading and affecting escape routes.

A well-designed fire door will delay the spread of fire and smoke without causing too much hindrance to the movement of people and goods.

What are your responsibilities?

As a leaseholder, you own the door to your flat, so it is your responsibility under the Regulatory Reform (Fire Safety) Order 2005 to make sure that the door protects others, if a fire should occur in your home. You should therefore, establish if your door should be a fire door and if it should, check that it is fit for purpose.

Orbit's responsibilities

At Orbit, we want to make sure that everyone living in a home we manage is safe and well protected. This not only applies to our rented homes, but also to leaseholders who own their own property where we manage communal areas.

We have a responsibility to make sure that fire risk assessments are regularly carried out and that the communal areas around your property are as safe as they should be.

What should you do?

If your current door is non-compliant, then you must repair, upgrade or replace it as soon as possible.

Orbit has carried out a review of fire doors across all our homes as part of our fire risk assessment programme and last year, we wrote to individual leaseholders where we identified doors that we believed did not necessarily achieve the necessary standard.

However, it is not possible to check all flat front doors for suitability (they would need to be open to do this) so it is possible that your door is not providing you with the appropriate level of fire protection.

The only way to establish this for certain is to have the door surveyed by a specialist, several can be found with a quick Google search. If the door is not compliant with the relevant standard it may need repairing, upgrading or in exceptional circumstances, replacing altogether.

Should my front door be a fire door?

If you live in a block of flats, it is likely that your door should be a fire door - especially if opens onto an internal corridor, walkway or landing.

Identifying a fire door

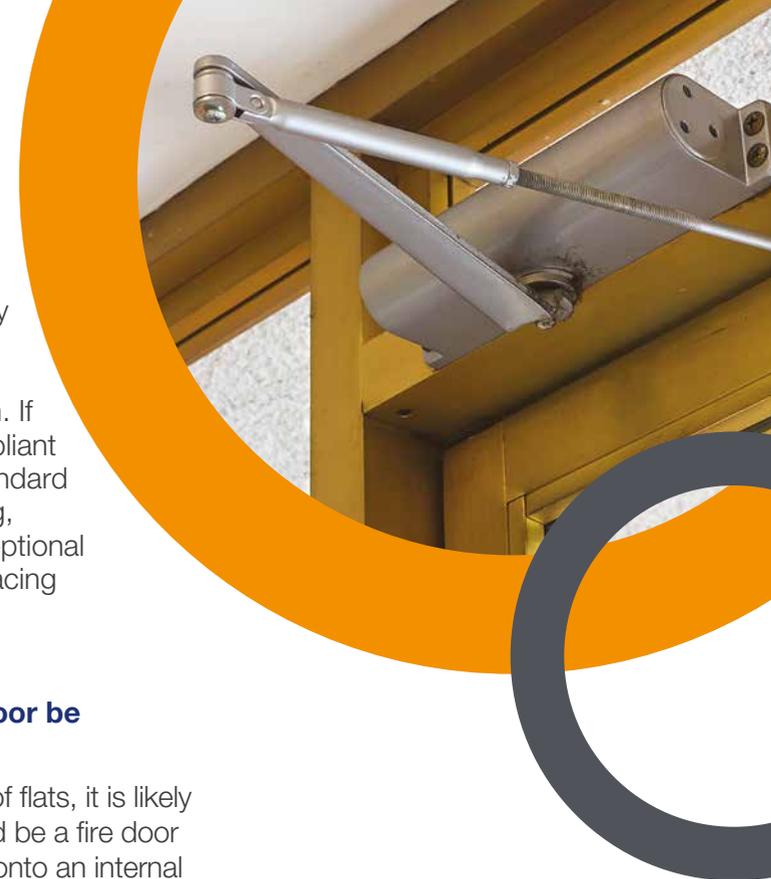
In most cases fire doors must:

- Be at least 44mm thick
- Have intumescent strips (heat seals) fitted around the edge, you may not always be able to see them
- Be fitted with a self closing device
- Have a smoke sealed letterbox and have at least three hinges
- Have a maximum 3mm gap between them and the door frames.

In summary

- Check if your front door should be a fire door. If you are not sure, assume it should be
- If it should be, check for obvious signs of damage and undertake repairs using suitably qualified tradespeople
- Seek advice from a specialist. Orbit is not able to provide recommendations, but an internet search will usually identify suitable companies.

More information can be found at:
www.firedoorsafetyweek.co.uk



If you have any questions about fire door safety issues in your home, please feel free to contact us. You may also find more information on our website at orbit.org.uk.

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Get in touch:

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Take a look on social media:

 [/OrbitHelp](https://www.facebook.com/OrbitHelp)  [@OrbitHelp](https://twitter.com/OrbitHelp)

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