

Fire safety guide to front entrance doors



Fires are more likely to start within a flat, so your entrance door plays a huge part in ensuring safety for you and everyone else in your block.

Why does this affect leaseholders?

Under the terms of your lease, the front entrance door is your responsibility. You must have a suitable front door so that you and other residents in the block remain protected in the event of a fire in your block.

What does the door need to be?

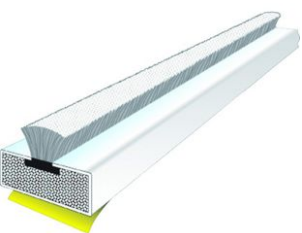
By law, the door must be self-closing and give an FD30S level of fire and smoke resistance. This means that it must be able to withstand a minimum of 30 minutes exposure to fire.

Any new or replacement doors within an existing block must meet current standards for fire-resisting doors. These are either **BS476-22** or **BS EN1634 parts 1, 2 and 3**. The main requirements of these standards are that:

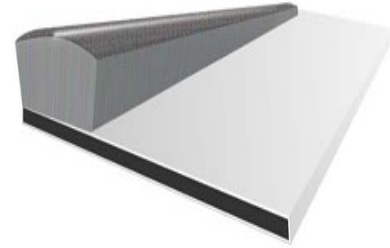
- The door must have a mechanism so that it closes automatically. Fire doors are required to be fitted with either a jamb closer or an overhead door closer:



- The door, frame and furniture together must be capable of providing a minimum of 30 minutes fire and smoke resistance.
 - The door needs to be fitted with special plastic seals that swell up with heat, called intumescent strips.
 - Cold smoke seals must be fitted along the side and top edges of either the door or frame. These often look like brushes attached to the edges. An example of an intumescent strip with a smoke seal incorporated to it is shown in the picture to the left.



To the right is an example of a combined intumescent strip and smoke seal which can be retrofitted to an existing fire door which does not have them.



Letterboxes or other openings (e.g. cat flaps) must be made with smoke/fire resisting materials to protect the opening.

- Any glazed panels must be made of specialist fire resistant glass.

You can find more information on fire-resisting doors at www.firesafe.org.uk/fire-doors. Any replacement of a front door to a flat or maisonette should be carried out under the guidance of Building Control, due to the safety implications of doing such work.

Islington Council will be carrying out an assessment of flat front entrance doors across the borough over the next two years. We will then share the survey with each resident for free. If you would like to be kept informed of when your building is planned to be assessed, you can contact the Consultation Officer dedicated to this project, Kim Farrelly, on 020 7527 7430 or email him at kim.farrelly@islington.gov.uk.

Do all doors need to be changed?

No, not every front door will need to be replaced. This will depend on the construction of the door. In some cases the door itself may be adequate and only minor improvements such as changing ironmongery or fitting a self-closing device may be required. However, if the property front door has been replaced with a uPVC or panelled door it is very unlikely to meet current standards.

Can I do this work myself?

Yes, but you must get a copy of a fire test certificate to demonstrate the replacement door meets the required standard. You must also consult with Islington Council's Building Control service before carrying out any work.

Can the Council help us meet these standards?

We can upgrade or replace your door to the current standard. Although there will be a charge for any work we do to your door, we have worked to keep this cost as low as we can.

Why do I need to make sure this work happens?

Failure to follow fire safety regulations can result in enforcement action being taken by the London Fire Brigade. This can result in a fine of up to £5,000 or in the most serious cases, imprisonment for up to 2 years.