

BEDFORD BOROUGH COUNCIL SPECIFICATION AND GUIDANCE FOR FIRE RESISTING DOORS

All references to "fire resisting" (in relation to doors) to be taken as meaning: having a fire resistance of not less than 30 minutes when tested in accordance with British Standard BS 476: Part 22: 1987 (or equivalent European Standard). Glazing in any fire resisting door, wall, partition or screen should comply with British Standard Published Document PD6512: Part 3: 1987. If existing doors are to be upgraded then specific advice must be sought prior to doing any work.

It is recommended that purpose made door sets which meet the 30 minute fire resisting standard be fitted. For difficult/non standard door openings blanks can be purchased and cut down. In most cases standard fire doors can be adjusted to fit normal door opening sizes.

Hinges

All fire doors should be hung on one and a half pairs of steel hinges, to resist bowing in the event of a fire and to bear the increased weight of the door.

Self closing devices

Fire resisting doors to be fitted with external dual action hydraulic type self closing devices which are adjusted to close quickly but latch slowly so as not to wear the smoke seals or damage the door or frame. Perco closers are not suitable as they cause the doors to slam causing noise nuisance to occupiers and they tend to wear the smoke seals/frames causing damage over a period of time. Self closers should be attached using appropriate fixings ('snake eye screws') which are designed to prevent removal/tampering by tenants.

Door stops and fitting

Door frames may be improved to have 25mm door stops which the doors should close onto. The benefit of doing this is that it covers minor irregularities of fit, often found when working on existing door openings. Alternatively, if purpose made doors are used which have integral intumescent strips then standard door stops can remain.

On completion doors should be reasonably close fitting into frames with a maximum gap of 3mm between door and frame. If doors are too tight then the self closers do not work, there has to be a certain air gap around the door. In addition, heavy fire doors may drop by a millimetre or 2 over time and so tight fitting doors will stop closing and need to be adjusted. A note of warning, hang the door first, then fix the stops, not the other way round.

Smoke seals

Smoke seals must be fitted to all fire doors. This specification is for a "night time escape" standard and so smoke seals are more important than intumescent strips. Cool smoke, often given off by smouldering furnishings and electrical equipment, is exceptionally toxic and tends not to rise immediately, therefore smoke seals on fire doors are essential. Nylon brush or neoprene smoke seals (draught proofing kits) are acceptable. Smoke seals can be fitted into the door itself or, a better option is to apply to the door stop so that the fire door closes onto the seals.

Door furniture

Door handles should be chosen so that they give security but do not allow tenants to be locked out of their lettings by the action of the self closers. For this reason, the best design is a simple mortice lock and door handles which require a key to lock the door, but the inside has a thumb turn instead of a key. This means that the occupant can escape from the room in an emergency without relying on a key. A Rim lock with a rollerball is also acceptable.

All final exit doors should also have this type of lock or a simple latch lock which allows exit without using a key in the event of an emergency. Care must be taken when installing security locks to final exit doors, so that this requirement is not overridden.

Examples of locks and self closing devices on separate sheet.

Dual action hydraulic self closing device:

Briton 2003; Market leading door closer. Fixed strength size 3. Separate latch action and closing speed. Low tac template for quick, easy installation. CE marked and Certifire CF111. EN1154. EN 1634 fire test (up to 2hrs).



Door Locks:

YALE 81 ROLLERBALL DEADLOCK NIGHTLATCH

YALE Cylinder operated rollerbolt; 5 pin brass or satin chrome finish cylinder. Case Dark Metallic Grey. Supplied with 2 keys; 20,000 key differs. The roller catch operates on a push/pull action, and becomes an extended throw deadbolt which can be locked or unlocked from either side. To throw the bolt either a clockwise turn of the handle inside, or an anti-clockwise turn of the key outside is required. Door thickness 32mm - 57mm.



UNION MORTICE NIGHTLATCH (UN2332)

Latchbolt is withdrawn by single oval profile cylinder (included) from outside and turn knob inside. Latch can be held in withdrawn position by snib in the forend. (Can also be operated by key from either side using double cylinder*) Standard cylinder length as supplied is suitable for door up to 48mm thick. (For doors in excess of this thickness, order correct cylinder) Reversible latchbolt. Available 64mm or 76mm case depth. Brass(BR) or Satin Chrome(SC) cylinder and/or forend. Supplied with 3 keys.

