



In association with



Fire Door Inspection Report

Prepared for:

C H Flats No 2 (Wootton Bassett) Limited

The address that this document relates to:

**Marlborough Court
Royal Wootton Bassett
Swindon
SN4 8HG**

Produced By:

Peter Jolley CFPA Dip (EU)

Fire Safety Advisor

Dated: 20th March 2024

Fire Door Inspection Report Marlborough Court SN4 8HG

References:

- A. Regulator Reform (Fire Safety) Order 2005
- B. The Fire Safety (England) Regulations 2022
- C. British Standard 8214:2016 Timber-based fire door assemblies. Code of practice

Date of inspection – 6th March 2024

Further to a none-evasive fire door inspection within the common areas in accordance with the above references, the following tables documents the condition of the fire door doorsets that protect the means of escape from the products of fire.

Definition of a Fire Door - means a door assembly, which is designed to hold back fire and smoke for a designated period and has been tested under conditions for door assemblies described in British Standard 476: Part 22 1978 or BS EN1634-1 2000.

Therefore, fire doors are an important safety feature within any building. They are particularly important elements of fire protection on escape routes, for life safety and also for play an important in role in asset protection, because they offer resistance to the spread of fire and smoke, limiting its effect. And as such, the 'Responsible Person' (RP) must carry out a regular check of the fire doors within a building and ensure ongoing monitoring of their condition for effective operation.

Reference A & B requires the safety of fire doors, devices and systems that could develop dangerous faults, are subject to a suitable system of maintenance. Reference B requires fire and escape doors are subject to suitable maintenance. 'Suitable' means, among other things, that the maintenance is carried out regularly, that any defect is remedied, and that records are kept on each fire door.

Maintenance

For the doors to work efficiently a programmed maintenance must be carried out to all parts of the door by 'Duty Holders' in their areas of responsibility at least annually. Work on fire doors should only be undertaken by persons experienced in this type of work. The conclusion is that the RP must ensure that all fire doors within this report are kept in safe working order with regular inspections and maintenance, carried out by competent individuals.

Where necessary, the RP must ensure that any remedial action identified within this report on the condition of the fire doors are completed in accordance with Reference C, or the manufacturers instruction by a competent person within a defined timeframe. Failing to ensure this could place building occupants at an increased risk from fire.

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1. Corridor Fire Door 1 – Ground floor.

Door Label					
Door Reference:		#1 Corridor Fire door – Ground floor			
FR:		30 minutes			
Door Set Type:		Single door leaf with glazed side and top panel			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1965			
Enter the Width of the door leaf (mm)		835			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		No, part side lipping missing			
Door finish type:		Veneered			
Door Signage:		Yes			
Door Frame					
Door frame section size - Width (mm):		845			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap - Head (mm):		Left – Middle – Right	1	1	2
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	5	6.5	8.5
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle – Bottom	1	1.5	2
Leaf to frame gap - Sill (mm):		Left – Middle – Right	4	4	4
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent			
Seal Size (mm):		20			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		Yes			
Are the seals Interrupted?		Yes, hinge & lock areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Non fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Unknown, no CE marking			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		N/A			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		Yes			
Is the edge protection on both sides of the glass?		Yes			
Is the intumescent continuous to the glass and bead?		No			
Is the beading hardwood timber?		Unknown but appears original			
Is the glass free from damage and cracking?		Yes			
What is the type of glass in the vision panel?		Georgian wired			
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection. Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3. Remove intumescent strips and replace with intumescent strip combined smoke seal with 30-minute fire rating. Remove old lipping and install new lipping by approved methods only. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.					

Fire Door Images	#1 Corridor Fire door – Ground floor
	

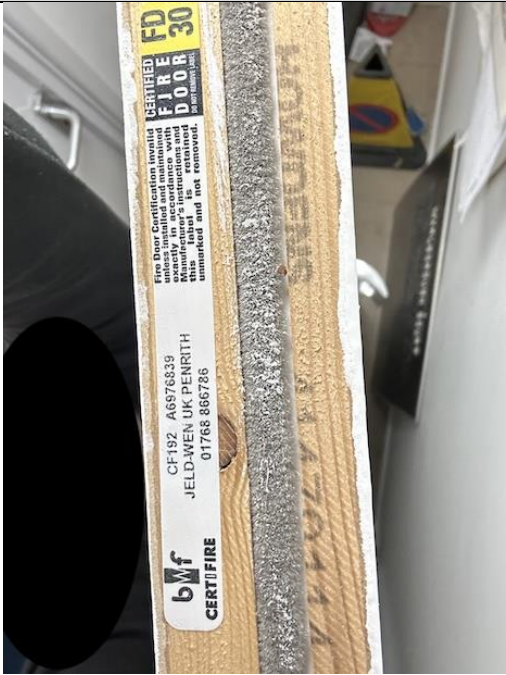
2. Cupboard Access Door 2 – Ground floor.

Door Label				
Door Reference:		#2 Cupboard Access Door 2 – Ground floor		
FR:		30 minutes		
Door Set Type:		Single		
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug		
Door Leaf				
Enter the Height of the door leaf (mm)		1980		
Enter the Width of the door leaf (mm)		740		
Enter the Thickness of the door leaf (mm):		34		
Does the door leaf sit against the door stop and is it free from distortion?		Yes		
Is the door free from damage including dents?		No, top of door cut		
Door finish type:		Veneered		
Door Signage:		No		
Door Frame				
Door frame section size - Width (mm):		748		
Is the door frame firmly attached to the wall?		No, large gaps		
Leaf To Frame Gaps				
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	4	6
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	3	3
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	1	2
Leaf to frame gap - Sill (mm):		Left – Middle - Right	8	7
Intumescent/Smoke/Acoustic Seals				
Are intumescent seals in place?		No		
Are the seals free from damage?		N/A		
Seal Type:		N/A		
Seal Size (mm):		N/A		
Are the seals well attached inside the rebate of the frame or door leaf?		N/A		
Are the seals continuous around the frame or door?		N/A		
Are the seals Interrupted?		N/A		
Hinges				
Are there a minimum of 3 hinges fitted?		No, two		
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No		
Hinge Type:		Yes fire rated		
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes		
Door Closers				
Does the door have a closer?		No		
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		N/A		
Is the self-closer fire rated		N/A		
Is the closer correctly attached to the door and frame?		N/A		
Is the closer free from damage and not leaking?		N/A		
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		N/A		
Hold Open Devices				
Does the door have an electronically powered hold open device?		N/A		
Lock And Latch				
Does the door have a certified lock and/or latch?		None fire rated lock & handle		
Is a door selector fitted?		N/A		
Glazing And Glass				
Does the door leaf contain a vision panel(s)?		No		
Is the edge protection on both sides of the glass?		N/A		
Is the intumescent continuous to the glass and bead?		N/A		
Is the beading hardwood timber?		N/A		
Is the glass free from damage and cracking?		N/A		
What is the type of glass in the vision panel?		N/A		
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A		
Spy hole & Letter plates				
Is a spy hole installed?		No		
Is a letter plate installed and fire rated?		No		
Summary & Recommendations:				
Fire Door Fails Inspection. If this cupboard is to remain, see fire risk assessment report. Then this door must be replaced with an FD30S fire door doorset and be installed and maintained in accordance with BS 8214:12016 and manufacturer's instructions by a competent person.				

Fire Door Images	#2 Cupboard Access Door 2 – Ground floor
 A white fire door is shown in a hallway. To the left of the door is a staircase with white balustrade. To the right is a window with a small sign on the sill. A blue carpet is visible at the bottom of the frame.	 A close-up view of the fire door handle and lock mechanism. The door is white and has a silver handle. A blue carpet is visible at the bottom of the frame.

3. Office Access Door 3 – Ground floor.

Door Label	
Door Reference:	#3 Office Access Door - Ground floor
FR:	30 minutes
Door Set Type:	Single
Has the fire door got a third-party fire door scheme label or plug fitted?	Jeld-Wen CF192 A6976839
Door Leaf	
Enter the Height of the door leaf (mm)	1965
Enter the Width of the door leaf (mm)	755
Enter the Thickness of the door leaf (mm):	44
Does the door leaf sit against the door stop and is it free from distortion?	No, fouls frame
Is the door free from damage including dents?	Yes
Door finish type:	Veneered
Door Signage:	No
Door Frame	
Door frame section size - Width (mm):	764
Is the door frame firmly attached to the wall?	Yes
Leaf To Frame Gaps	
Leaf to frame gap – Top Head (mm):	Left – Middle - Right
Leaf to frame gap - Closing Edge (mm):	Top – Middle – Bottom
Leaf to frame gap - Hinge Edge (mm):	Top – Middle - Bottom
Leaf to frame gap - Sill (mm):	Left – Middle - Right
Intumescent/Smoke/Acoustic Seals	
Are intumescent seals in place?	Yes
Are the seals free from damage?	Yes
Seal Type:	Intumescent & Cold smoke
Seal Size (mm):	12
Are the seals well attached inside the rebate of the frame or door leaf?	Door
Are the seals continuous around the frame or door?	Yes
Are the seals Interrupted?	Yes, hinge areas
Hinges	
Are there a minimum of 3 hinges fitted?	Yes
Have the hinges been bedded on or bypassed with a suitable fire protection material?	No
Hinge Type:	Yes fire rated
Are the hinges free from metal fragments and oil leakage, which are signs of wear?	Yes
Door Closers	
Does the door have a closer?	Yes,
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?	No, leaf fouls frame
Is the self-closer fire rated	Yes
Is the closer correctly attached to the door and frame?	Yes
Is the closer free from damage and not leaking?	Yes
If unlatched, does the closer hold the door in line with the frame and intumescent seal?	No, leaf fouls frame
Hold Open Devices	
Does the door have an electronically powered hold open device?	N/A
Lock And Latch	
Does the door have a certified lock and/or latch?	N/A
Is a door selector fitted?	N/A
Glazing And Glass	
Does the door leaf contain a vision panel(s)?	No
Is the edge protection on both sides of the glass?	N/A
Is the intumescent continuous to the glass and bead?	N/A
Is the beading hardwood timber?	N/A
Is the glass free from damage and cracking?	N/A
What is the type of glass in the vision panel?	N/A
Is the area of the glass present within the maximum size specified by the manufacturer?	N/A
Spy hole & Letter plates	
Is a spy hole installed?	No
Is a letter plate installed and fire rated?	No
Summary & Recommendations:	
Fire Door Fails Inspection. Fire doors fouls frame, so could not test gaps. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. Affix fire door keep shut sign to door leaf. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a certified Jeld-Wen CF192 A6976839 door leaf 30-minute Fire Door	

Fire Door Images	#3 Office Access Door - Ground floor
 A close-up photograph of a fire door certification label. The label is white with black and yellow text. It features the 'bmf' logo and 'CERT/FIRE' text. The label includes the following information: CF192, A6576839, JELD-WEN UK PENRITH, 01768 866786. A yellow 'FD 30' label is also visible. The background shows the wooden frame of the door and a metal handle.	 A photograph of an office access door on the ground floor. The door is white and has a large, rectangular glass panel. The door is set in a white frame. The background shows a hallway with a blue wall and a window.

4. Bike / Bin Store Fire door – Ground floor 4 – Ground floor.

Door Label					
Door Reference:		#4 Bike / Bin Store Fire door – Ground floor			
FR:		30 minutes			
Door Set Type:		Single door leaf			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1980			
Enter the Width of the door leaf (mm)		760			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		No			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		Yes			
Door Frame					
Door frame section size - Width (mm):		768			
Is the door frame firmly attached to the wall?		No			
Leaf To Frame Gaps					
Leaf to frame gap - Head (mm):		Left – Middle - Right	5	5	6
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	1.5	2	4
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle - Bottom	1	1	1
Leaf to frame gap - Sill (mm):		Left – Middle - Right	5	5	5
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		No			
Are the seals free from damage?		N/A			
Seal Type:		N/A			
Seal Size (mm):		N/A			
Are the seals well attached inside the rebate of the frame or door leaf?		N/A			
Are the seals continuous around the frame or door?		N/A			
Are the seals Interrupted?		N/A			
Hinges					
Are there a minimum of 3 hinges fitted?		No, two rising hinge type			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Non fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Yes			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		No, sits off from doorstep			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		N/A			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		Yes			
Is the edge protection on both sides of the glass?		Yes			
Is the intumescent continuous to the glass and bead?		Yes			
Is the beading hardwood timber?		Yes			
Is the glass free from damage and cracking?		Yes			
What is the type of glass in the vision panel?		Georgian wired			
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					

Fire Door Fails Inspection.

Replace installed none fire rated hinges x2 with CE Approved BS EN 1935 fire rated hinges x3.
 Install new intumescent strip combined smoke seal with 30-minute fire rating into door edge.
 Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating.
 Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps.
 Affix fire door keep shut sign to door leaf.

This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.

Fire Door Images	#4 Bike / Bin Store Fire door – Ground floor
	

5. Bike / Bin Store Lobby Fire door – Ground floor 5 – Ground floor.

Door Label					
Door Reference:		#5 Bike / Bin Store Lobby Fire door – Ground floor			
FR:		30 minutes			
Door Set Type:		Single			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1945			
Enter the Width of the door leaf (mm)		750			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		No			
Door Frame					
Door frame section size - Width (mm):		759			
Is the door frame firmly attached to the wall?		No, gaps where frame meets wall			
Leaf To Frame Gaps					
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	11	7	1
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	2	4	5
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	4	2	2
Leaf to frame gap - Sill (mm):		Left – Middle - Right	6	8	11
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		No			
Are the seals free from damage?		N/A			
Seal Type:		N/A			
Seal Size (mm):		N/A			
Are the seals well attached inside the rebate of the frame or door leaf?		N/A			
Are the seals continuous around the frame or door?		N/A			
Are the seals Interrupted?		N/A			
Hinges					
Are there a minimum of 3 hinges fitted?		No, two			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		None fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes			
Door Closers					
Does the door have a closer?		Yes,			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Yes			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated security lock and latch			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		No			
Is the edge protection on both sides of the glass?		N/A			
Is the intumescent continuous to the glass and bead?		N/A			
Is the beading hardwood timber?		N/A			
Is the glass free from damage and cracking?		N/A			
What is the type of glass in the vision panel?		N/A			
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection. Install new intumescent strip combined smoke seal with 30-minute fire rating into door edge. Replace installed none fire rated hinges x2 with CE Approved BS EN 1935 fire rated hinges x3. Replace installed security lock & latch with CE Approved BS EN 12209 & BS EN 1906 fire rated lock and handle. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Infill gaps between wall and frame by approved methods. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. Affix fire door keep shut sign to door leaf. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.					

Fire Door Images	#5 Bike / Bin Store Lobby Fire door – Ground floor
	

6. Corridor Fire door – Ground floor.

Door Label					
Door Reference:		#6 Corridor Fire door – Ground floor			
FR:		30 minutes			
Door Set Type:		Single door leaf with two glazed side and top panel			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1970			
Enter the Width of the door leaf (mm)		830			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		No, dent on side edge			
Door finish type:		Veneered			
Door Signage:		Yes			
Door Frame					
Door frame section size - Width (mm):		840			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap - Head (mm):		Left – Middle - Right	4	3	2
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	5	5	5
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle - Bottom	1	2	2
Leaf to frame gap - Sill (mm):		Left – Middle - Right	8	8	8
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent			
Seal Size (mm):		20			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		No, top edge missing			
Are the seals Interrupted?		Yes, hinge & lock areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Non fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Unknown, no CE marking			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		Yes			
Is the edge protection on both sides of the glass?		Yes			
Is the intumescent continuous to the glass and bead?		No			
Is the beading hardwood timber?		Unknown but appears original			
Is the glass free from damage and cracking?		Yes			
What is the type of glass in the vision panel?		Georgian wired			
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection. Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3. Replace missing intumescent strip and replace with intumescent strip combined smoke seal with 30-minute fire rating. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:12016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.					

Fire Door Images	#6 Corridor Fire door – Ground floor
 A photograph showing a view through a fire door into a corridor. The door is white with a glass panel. The corridor has a blue carpet and a brick wall on the right. A person is visible in the distance.	 A close-up photograph of a fire door hinge. The hinge is mounted on a white door frame. The door is slightly ajar, showing the hinge mechanism.

7. Corridor Fire door – First floor

Door Label					
Door Reference:		#7 Corridor Fire door – First floor			
FR:		30 minutes			
Door Set Type:		Single door leaf with glazed side and top panel			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1975			
Enter the Width of the door leaf (mm)		830			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		Yes			
Door Frame					
Door frame section size - Width (mm):		840			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap - Head (mm):		Left – Middle - Right	3.5	3.5	3.5
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	8	6	6
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle - Bottom	1.5	1.5	1.5
Leaf to frame gap - Sill (mm):		Left – Middle - Right	4	5	6
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent			
Seal Size (mm):		20			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		Yes			
Are the seals Interrupted?		Yes, hinge & lock areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Non fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Unknown, no CE marking			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		N/A			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		Yes			
Is the edge protection on both sides of the glass?		Yes			
Is the intumescent continuous to the glass and bead?		No			
Is the beading hardwood timber?		Unknown but appears original			
Is the glass free from damage and cracking?		Yes			
What is the type of glass in the vision panel?		Georgian wired			
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					

Fire Door Fails Inspection.

Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3.
 Remove intumescent strips and replace with intumescent strip combined smoke seal with 30-minute fire rating.
 Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating.
 Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer.
 Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps.

This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.

Fire Door Images	#7 Lobby Fire door – First floor
	

8. Corridor Fire door – First floor.

Door Label				
Door Reference:		#8 Corridor Fire door – First floor		
FR:		30 minutes		
Door Set Type:		Single door leaf with two glazed side and top panel		
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug		
Door Leaf				
Enter the Height of the door leaf (mm)		1970		
Enter the Width of the door leaf (mm)		830		
Enter the Thickness of the door leaf (mm):		44		
Does the door leaf sit against the door stop and is it free from distortion?		No		
Is the door free from damage including dents?		Yes		
Door finish type:		Veneered		
Door Signage:		Yes		
Door Frame				
Door frame section size - Width (mm):		840		
Is the door frame firmly attached to the wall?		Yes		
Leaf To Frame Gaps				
Leaf to frame gap - Head (mm):	Left – Middle - Right	3.5	4	4
Leaf to frame gap - Closing Edge (mm):	Top – Middle – Bottom	2	2	3
Leaf to frame gap - Hinge Edge #2 (mm):	Top – Middle - Bottom	2	2	2
Leaf to frame gap - Sill (mm):	Left – Middle - Right	15	15	15
Intumescent/Smoke/Acoustic Seals				
Are intumescent seals in place?		Yes		
Are the seals free from damage?		Yes		
Seal Type:		Intumescent		
Seal Size (mm):		20		
Are the seals well attached inside the rebate of the frame or door leaf?		Door		
Are the seals continuous around the frame or door?		No, top edge missing		
Are the seals Interrupted?		Yes, hinge & lock areas		
Hinges				
Are there a minimum of 3 hinges fitted?		Yes		
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No		
Hinge Type:		Non fire rated		
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn		
Door Closers				
Does the door have a closer?		Yes		
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes		
Is the self-closer fire rated		Unknown, no CE marking		
Is the closer correctly attached to the door and frame?		Yes		
Is the closer free from damage and not leaking?		Yes		
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		No		
Hold Open Devices				
Does the door have an electronically powered hold open device?		N/A		
Lock And Latch				
Does the door have a certified lock and/or latch?		None fire rated		
Is a door selector fitted?		N/A		
Glazing And Glass				
Does the door leaf contain a vision panel(s)?		Yes		
Is the edge protection on both sides of the glass?		Yes		
Is the intumescent continuous to the glass and bead?		No		
Is the beading hardwood timber?		Unknown but appears original		
Is the glass free from damage and cracking?		Yes		
What is the type of glass in the vision panel?		Georgian wired		
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown		
Spy hole & Letter plates				
Is a spy hole installed?		No		
Is a letter plate installed and fire rated?		No		
Summary & Recommendations:				

Fire Door Fails Inspection.

Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3.
 Remove intumescent strips and replace with intumescent strip combined smoke seal with 30-minute fire rating.
 Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating.
 Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer.
 Ensure door leaf sits up against doorframe doorstep.
 Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps.

This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.

Fire Door Images	#8 Corridor Fire door – First floor
 A close-up photograph of the hinge mechanism of a fire door. The hinges are made of a light-colored metal, possibly brass or painted steel, and are mounted on a white-painted wooden door frame. The hinges are arranged in a vertical line, with several screws visible securing them to the wood.	 A photograph of a white fire door set within a white frame. The door features a rectangular window with a metal mesh screen. To the right of the door frame, a section of a brick wall is visible. The door is closed, and the surrounding area appears to be a corridor or hallway.

9. Toilet & Cleaners Cupboard – First floor

Door Label					
Door Reference:		#9 Toilet & Cleaners Cupboard – First floor			
FR:		30 minutes			
Door Set Type:		Single door leaf with glazed panel above			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1960			
Enter the Width of the door leaf (mm)		680			
Enter the Thickness of the door leaf (mm):		34			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		No			
Door Frame					
Door frame section size - Width (mm):		688			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap - Head (mm):		Left – Middle – Right	2	2	2
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	6	4	4
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle – Bottom	4	3	2
Leaf to frame gap - Sill (mm):		Left – Middle – Right	4	6	8
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		No			
Are the seals free from damage?		N/A			
Seal Type:		N/A			
Seal Size (mm):		N/A			
Are the seals well attached inside the rebate of the frame or door leaf?		N/A			
Are the seals continuous around the frame or door?		N/A			
Are the seals Interrupted?		N/A			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Non fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn			
Door Closers					
Does the door have a closer?		No			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		N/A			
Is the self-closer fire rated		N/A			
Is the closer correctly attached to the door and frame?		N/A			
Is the closer free from damage and not leaking?		N/A			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		N/A			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated door lock and handle			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		No			
Is the edge protection on both sides of the glass?		N/A			
Is the intumescent continuous to the glass and bead?		N/A			
Is the beading hardwood timber?		N/A			
Is the glass free from damage and cracking?		N/A			
What is the type of glass in the vision panel?		N/A			
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection.					
If this toilet / cleaner's cupboard is to remain being used as a cleaner's cupboard. Then this door must be replaced with an FD30S fire door doorset and be installed and maintained in accordance with BS 8214:2016 and manufacturer's instructions by a competent person. Or if only used as a toilet then no further action is required.					

Fire Door Images	#9 Toilet & Cleaners Cupboard – First floor
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10. Corridor Fire door 10 – Second floor.

Door Label				
Door Reference:		#10 Corridor Fire door – Second floor		
FR:		30 minutes		
Door Set Type:		Single door leaf with glazed side and top panel		
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug		
Door Leaf				
Enter the Height of the door leaf (mm)		1970		
Enter the Width of the door leaf (mm)		830		
Enter the Thickness of the door leaf (mm):		44		
Does the door leaf sit against the door stop and is it free from distortion?		Yes		
Is the door free from damage including dents?		No, part side lipping missing		
Door finish type:		Veneered		
Door Signage:		Yes		
Door Frame				
Door frame section size - Width (mm):		840		
Is the door frame firmly attached to the wall?		Yes		
Leaf To Frame Gaps				
Leaf to frame gap - Head (mm):	Left – Middle - Right	5	6	4
Leaf to frame gap - Closing Edge (mm):	Top – Middle – Bottom	5	3	3
Leaf to frame gap - Hinge Edge #2 (mm):	Top – Middle - Bottom	3	3	2
Leaf to frame gap - Sill (mm):	Left – Middle - Right	8	8	8
Intumescent/Smoke/Acoustic Seals				
Are intumescent seals in place?		Yes		
Are the seals free from damage?		Yes		
Seal Type:		Intumescent		
Seal Size (mm):		20		
Are the seals well attached inside the rebate of the frame or door leaf?		Door		
Are the seals continuous around the frame or door?		Yes		
Are the seals Interrupted?		Yes, hinge & lock areas		
Hinges				
Are there a minimum of 3 hinges fitted?		Yes		
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No		
Hinge Type:		Non fire rated		
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn		
Door Closers				
Does the door have a closer?		Yes		
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes		
Is the self-closer fire rated		Unknown, no CE marking		
Is the closer correctly attached to the door and frame?		Yes		
Is the closer free from damage and not leaking?		Yes		
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes		
Hold Open Devices				
Does the door have an electronically powered hold open device?		N/A		
Lock And Latch				
Does the door have a certified lock and/or latch?		N/A		
Is a door selector fitted?		N/A		
Glazing And Glass				
Does the door leaf contain a vision panel(s)?		Yes		
Is the edge protection on both sides of the glass?		Yes		
Is the intumescent continuous to the glass and bead?		No		
Is the beading hardwood timber?		Unknown but appears original		
Is the glass free from damage and cracking?		Yes		
What is the type of glass in the vision panel?		Georgian wired		
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown		
Spy hole & Letter plates				
Is a spy hole installed?		No		
Is a letter plate installed and fire rated?		No		
Summary & Recommendations:				
Fire Door Fails Inspection. Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3. Remove intumescent strips and replace with intumescent strip combined smoke seal with 30-minute fire rating. Remove old lipping and install new lipping by approved methods only. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.				

Fire Door Images	#10 Corridor Fire door – Second floor
	

11. Tumble Dryer Cupboard 11 – Second floor.

Door Label					
Door Reference:		#11 Tumble Dryer Cupboard 11 – Second floor			
FR:		30 minutes			
Door Set Type:		Single with glaze panel above			
Has the fire door got a third-party fire door scheme label or plug fitted?		Jeld-Wen CF192 A7145644			
Door Leaf					
Enter the Height of the door leaf (mm)		1985			
Enter the Width of the door leaf (mm)		755			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		No			
Door Frame					
Door frame section size - Width (mm):		764			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	5	4	3
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	3	3	5
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	4	4	4
Leaf to frame gap - Sill (mm):		Left – Middle - Right	4	7	10
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent & Cold smoke			
Seal Size (mm):		12			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		Yes			
Are the seals Interrupted?		Yes, hinge areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		Yes, CE fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Yes			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated door handle			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		Yes			
Is the edge protection on both sides of the glass?		Yes			
Is the intumescent continuous to the glass and bead?		Yes			
Is the beading hardwood timber?		Unknown but appears original			
Is the glass free from damage and cracking?		Yes			
What is the type of glass in the vision panel?		Georgian wired			
Is the area of the glass present within the maximum size specified by the manufacturer?		Yes			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. Replace installed door handle with CE Approved BS EN 1906 door handle. See fire risk assessment report regarding large gap between doorframe and glazed panel above. Which must be infilled with fire resisting construction. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a certified Jeld-Wen CF192 A7145644 door leaf 30-minute Fire Door					

Fire Door Images	#11 Tumble Dryer Cupboard 11 – Second floor
 A close-up photograph of the edge of a fire door. A white certification label is affixed to the door's edge. The label contains the following text: 'Fire Door unless this is marked', 'CF192 A7145644', 'JELD-WEN UK PENRITH', '01768 866786', and 'bmf CERTIFIRE'. The door material appears to be a dark, textured material, possibly wood or composite.	 A photograph of a fire door (door #11) on the second floor. The door is dark red with a white frame and a small window. It is set into a brick wall. A yellow fire extinguisher is visible on the floor to the left of the door. The floor is covered with blue carpeting. A sign is posted on the door, and a fire alarm pull station is visible on the wall to the right.

12. Cupboard 12 – Second floor.

Door Label				
Door Reference:		#12 Cupboard 12 – Second floor.		
FR:		30 minutes		
Door Set Type:		Single with glaze panel above		
Has the fire door got a third-party fire door scheme label or plug fitted?		Unknown		
Door Leaf				
Enter the Height of the door leaf (mm)				
Enter the Width of the door leaf (mm)				
Enter the Thickness of the door leaf (mm):				
Does the door leaf sit against the door stop and is it free from distortion?				
Is the door free from damage including dents?				
Door finish type:				
Door Signage:		No		
Door Frame				
Door frame section size - Width (mm):				
Is the door frame firmly attached to the wall?				
Leaf To Frame Gaps				
Leaf to frame gap - Head (mm):		Left – Middle - Right		
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom		
Leaf to frame gap - Hinge Edge #2 (mm):		Top – Middle - Bottom		
Leaf to frame gap - Sill (mm):		Left – Middle - Right		
Intumescent/Smoke/Acoustic Seals				
Are intumescent seals in place?				
Are the seals free from damage?				
Seal Type:				
Seal Size (mm):				
Are the seals well attached inside the rebate of the frame or door leaf?				
Are the seals continuous around the frame or door?				
Are the seals Interrupted?				
Hinges				
Are there a minimum of 3 hinges fitted?				
Have the hinges been bedded on or bypassed with a suitable fire protection material?				
Hinge Type:				
Are the hinges free from metal fragments and oil leakage, which are signs of wear?				
Door Closers				
Does the door have a closer?				
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?				
Is the self-closer fire rated				
Is the closer correctly attached to the door and frame?				
Is the closer free from damage and not leaking?				
If unlatched, does the closer hold the door in line with the frame and intumescent seal?				
Hold Open Devices				
Does the door have an electronically powered hold open device?				
Lock And Latch				
Does the door have a certified lock and/or latch?				
Is a door selector fitted?		N/A		
Glazing And Glass				
Does the door leaf contain a vision panel(s)?		No		
Is the edge protection on both sides of the glass?		N/A		
Is the intumescent continuous to the glass and bead?		N/A		
Is the beading hardwood timber?		N/A		
Is the glass free from damage and cracking?		N/A		
What is the type of glass in the vision panel?		N/A		
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A		
Spy hole & Letter plates				
Is a spy hole installed?		No		
Is a letter plate installed and fire rated?		No		
Summary & Recommendations:				
Fire Door Fails Inspection.				
No access at time of inspection so could not assess. The RP must ensure that fire door doorset is an FD30S fire door and has been installed and maintained in accordance with BS 8214:2016 and manufacturer's instructions by a competent person.				

Fire Door Images	#12 Cupboard 12 – Second floor.
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13. Corridor Fire door – Second floor.

Door Label				
Door Reference:		#13 Corridor Fire door – Second floor		
FR:		30 minutes		
Door Set Type:		Single door leaf with two glazed side and top panel		
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug		
Door Leaf				
Enter the Height of the door leaf (mm)		1960		
Enter the Width of the door leaf (mm)		830		
Enter the Thickness of the door leaf (mm):		44		
Does the door leaf sit against the door stop and is it free from distortion?		No, fouls frame		
Is the door free from damage including dents?		Yes		
Door finish type:		Veneered		
Door Signage:		Yes		
Door Frame				
Door frame section size - Width (mm):		840		
Is the door frame firmly attached to the wall?		Yes		
Leaf To Frame Gaps				
Leaf to frame gap - Head (mm):	Left – Middle - Right	5	2	1
Leaf to frame gap - Closing Edge (mm):	Top – Middle – Bottom	0	2	4
Leaf to frame gap - Hinge Edge #2 (mm):	Top – Middle - Bottom	3	3	3
Leaf to frame gap - Sill (mm):	Left – Middle - Right	15	15	15
Intumescent/Smoke/Acoustic Seals				
Are intumescent seals in place?		Yes		
Are the seals free from damage?		Yes		
Seal Type:		Intumescent		
Seal Size (mm):		20		
Are the seals well attached inside the rebate of the frame or door leaf?		Door		
Are the seals continuous around the frame or door?		No, top edge missing		
Are the seals Interrupted?		Yes, hinge & lock areas		
Hinges				
Are there a minimum of 3 hinges fitted?		Yes		
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No		
Hinge Type:		Non fire rated		
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		No, very worn		
Door Closers				
Does the door have a closer?		Yes		
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes		
Is the self-closer fire rated		Unknown, no CE marking		
Is the closer correctly attached to the door and frame?		Yes		
Is the closer free from damage and not leaking?		Yes		
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		No, door fouls frame		
Hold Open Devices				
Does the door have an electronically powered hold open device?		N/A		
Lock And Latch				
Does the door have a certified lock and/or latch?		None fire rated		
Is a door selector fitted?		N/A		
Glazing And Glass				
Does the door leaf contain a vision panel(s)?		Yes		
Is the edge protection on both sides of the glass?		Yes		
Is the intumescent continuous to the glass and bead?		No		
Is the beading hardwood timber?		Unknown but appears original		
Is the glass free from damage and cracking?		Yes		
What is the type of glass in the vision panel?		Georgian wired		
Is the area of the glass present within the maximum size specified by the manufacturer?		Unknown		
Spy hole & Letter plates				
Is a spy hole installed?		No		
Is a letter plate installed and fire rated?		No		
Summary & Recommendations:				
Fire Door Fails Inspection. Replace installed none fire rated hinges x3 with CE Approved BS EN 1935 fire rated hinges x3. Remove intumescent strips and replace with intumescent strip combined smoke seal with 30-minute fire rating. Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating. Replace installed self-closer with CE Approved BS EN 1154 fire rated self-closer. Adjust door and ensure door leaf sits up against doorframe doorstop. Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps. This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.				

Fire Door Images	#13 Corridor Fire door – Second floor
	

Flat 3 Entrance Door – Ground floor

Door Label					
Door Reference:		Flat 3 Entrance Door – Ground floor			
FR:		30 minutes			
Door Set Type:		Single			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug			
Door Leaf					
Enter the Height of the door leaf (mm)		1970			
Enter the Width of the door leaf (mm)		750			
Enter the Thickness of the door leaf (mm):		46			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		N/A			
Door Frame					
Door frame section size - Width (mm):		748			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	6	5	6
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	3	3	3
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	4	4	4
Leaf to frame gap - Sill (mm):		Left – Middle - Right	2	3	3
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Part worn			
Seal Type:		Intumescent & Cold smoke			
Seal Size (mm):		12			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		No part missing			
Are the seals Interrupted?		Yes, hinge areas			
Hinges					
Are there a minimum of 3 hinges fitted?		No, two rising			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		No, none fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		No			
Is the self-closer fire rated		Yes			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated lock & latch			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		No			
Is the edge protection on both sides of the glass?		N/A			
Is the intumescent continuous to the glass and bead?		N/A			
Is the beading hardwood timber?		N/A			
Is the glass free from damage and cracking?		N/A			
What is the type of glass in the vision panel?		N/A			
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A			
Spy hole & Letter plates					
Is a spy hole installed?		Yes			
Is a letter plate installed and fire rated?		Yes, none fire rated			
Summary & Recommendations:					

Fire Door Fails Inspection.

Replace installed none fire rated hinges x2 with CE Approved BS EN 1935 fire rated hinges x3.
 Replace missing and also remove worn intumescent strip combined smoke seals and replace with intumescent strip combined smoke seal with 30-minute fire rating.
 Replace installed door lock & latch with CE Approved BS EN 12209 & BS EN 1906 fire rated door lock and handle.
 Replace installed letterbox and plate with CE Approved BS EN 1634-1 & BS EN 13724 fire rated letterbox and plate with an intumescent lining and a cold smoke seal fitted.
 Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating.
 Adjust self-closer and ensure door leaf sits up against doorframe doorstop.
 Rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum gaps.

This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:2016 by a competent person and manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute fire door.

Fire Door Images	Flat 3 Entrance Door – Ground floor
	