



EXISTING FIRE-RESISTANT FRONT DOORS – INFORMATION SHEET FOR LEASEHOLDERS

Issued by OCD Fire Management

This document has been created to help leaseholders understand the importance of fire-resistant front doors, how to identify a compliant door, and what steps to take if you need to replace yours.

WHEN IS A FIRE-RESISTANT FRONT DOOR REQUIRED?

If your front door opens directly onto a street or external staircase, a fire-resistant door may not be required. However, if your door opens into a communal corridor, lobby, or stairwell, **it must be fire-resistant and self-closing**, in accordance with **Approved Document B – Volume 1 or 2 (as appropriate)** of the Building Regulations.

Original doors (those installed when the building was constructed) may have met standards at the time. However, these doors must be in **good working order**, have **no signs of damage**, and be fitted with a **functional self-closing device**. If you replace your door, it must meet **current building regulations** and comply with the terms of your lease. We recommend you speak to one of our team or your block management company if unsure of applicable regulations or lease covenants.





WHY ARE FIRE DOORS IMPORTANT?

Fire doors are a critical part of a building's **passive fire protection** system.

They are designed to:

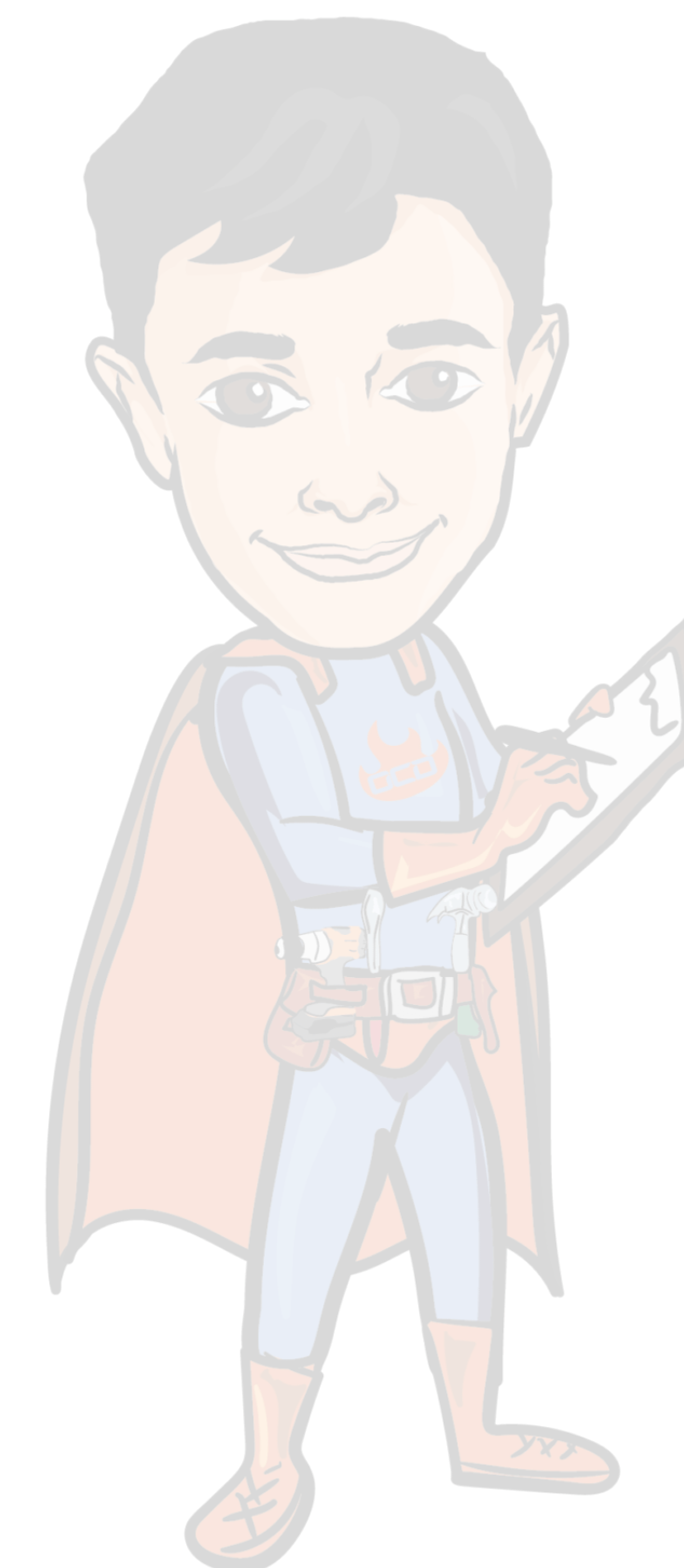
- 🔥 **Delay the spread of fire and smoke**, giving occupants time to escape.
- 🔥 **Maintain the integrity of escape routes**, such as communal corridors and stairwells.
- 🔥 Allow the **Fire and Rescue Service** safe access to extinguish fires.

Non-compliant or damaged doors can compromise the safety of the entire building.

UNSURE ABOUT YOUR DOOR'S COMPLIANCE?

If you inherited your door from a previous owner and don't know if it's compliant:

- 🔥 **Contact your solicitor** to check for any compliance certificates or building control approvals.
- 🔥 **Please note: uPVC** doors are **not** fire-compliant and must be replaced.

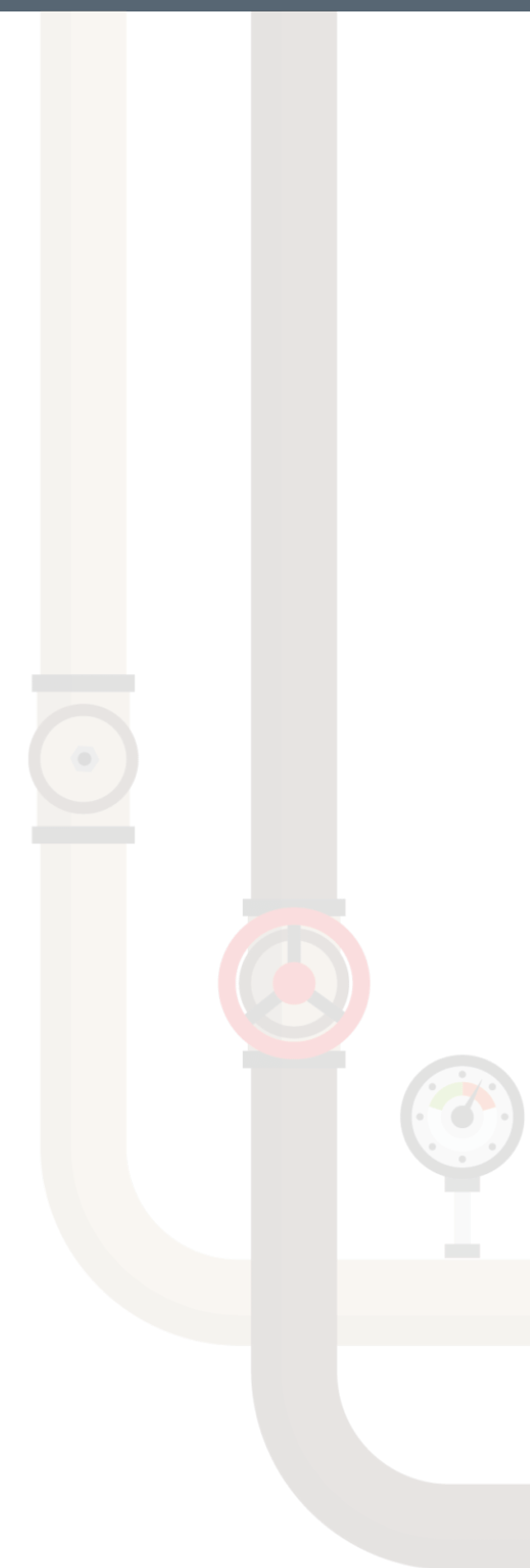
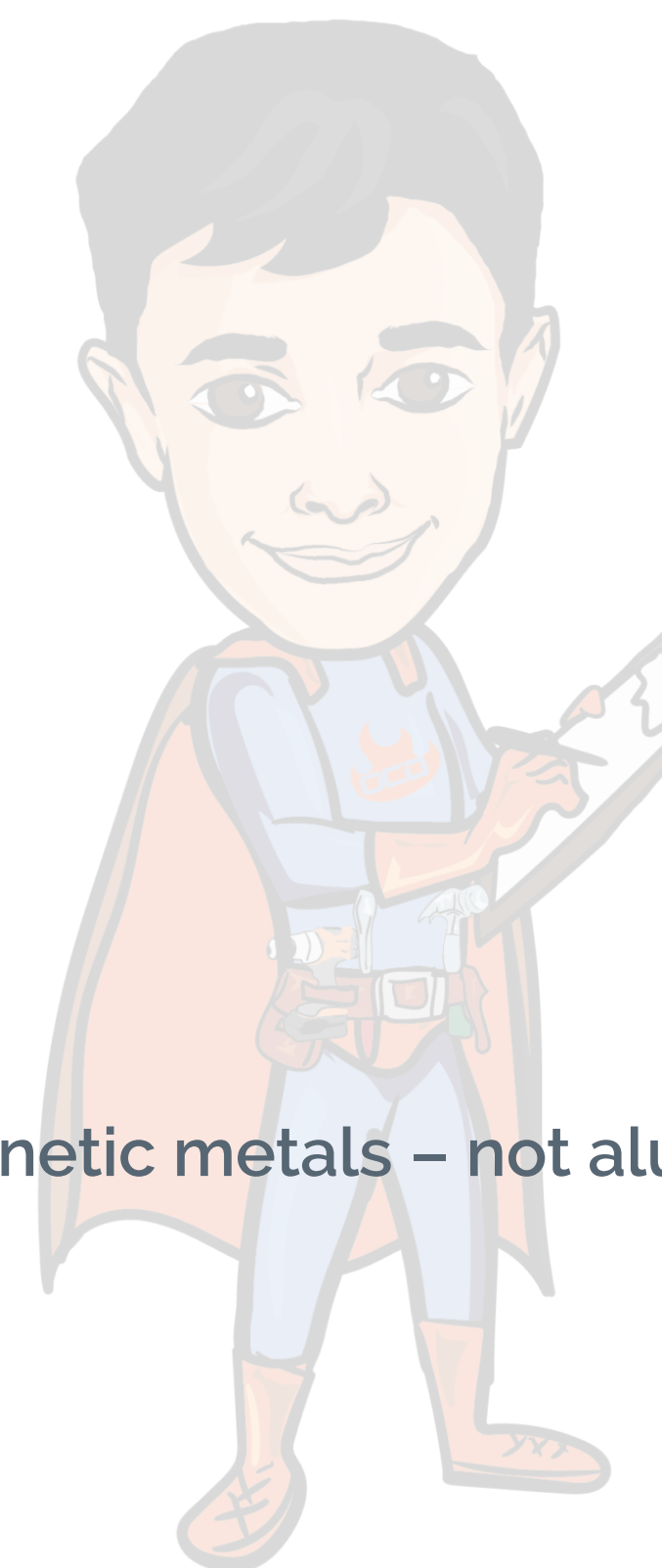




CARRY OUT THESE SIMPLE CHECKS TO ENSURE YOUR DOORS COMPLIANCE

Your front door should:

- 🔥 Be **minimum 44mm thick** and **FD30-rated** (30 minutes fire resistance).
- 🔥 Be of **solid timber construction** – if it sounds hollow when tapped, it's likely non-compliant.
- 🔥 Have a **working overhead self-closing device** (closes fully on its own).
- 🔥 Be in **good condition** – hinges must securely support the door's weight. Showing no signs of wear.
- 🔥 Any glazing should be **30-minute fire-rated** (e.g. clear markings like "BS476-22" or "EN 1634-1").
- 🔥 Have a **30-minute fire-rated frame**, minimum 30mm thick, with no modifications or cutouts.
- 🔥 Fit well – gaps between the door and frame should be **2 to 4mm**.
- 🔥 Have a **fire-rated letterbox** or fire-rated eye viewer made of **solid steel or certified material** (magnetic metals – not aluminium).








HOW TO CONFIRM CERTIFICATION

Certified fire doors should have a visible label from an accredited third-party scheme, such as:

-  **BWF-CERTIFIRE (British Woodworking Federation)**
-  **BM TRADA Q-Mark**
-  **Warringtonfire CERTIFIRE**

Labels are typically located on the top or side edge of the door leaf. Look for permanent, tamper-evident stickers or plugs that indicate compliance.

WHAT DOES FD30S MEAN?

-  **FD** = Fire Door
-  **30** = 30 minutes of fire resistance
-  **S** = Smoke seal (to resist the passage of cold smoke)

Regulations require flat entrance doors in communal buildings to be **FD30S**.





REPLACING YOUR FRONT DOOR

If your door needs to be replaced, it must comply with **Part B of the Building Regulations**. Your new door should be a complete **fire door set**, comprising:

Critical Components of a Compliant Fire Door Set

- 🔥 **Door Leaf:** Tested to **BS 476-22** or **EN 1634-1**; minimum FD30-rated.
- 🔥 **Smoke and Intumescent Seals:** These expand during fire to seal gaps and prevent smoke penetration; required to comply with **BS 476-31.1** or **EN 1634-3**.
- 🔥 **Letterplates / Ironmongery:** Must be **fire-rated**. Apertures (for glass or grilles) should only be created by trained professionals using tested and approved materials.
- 🔥 **Vision Panels / Glazing:** If present, must be **fire-resistant glass**, etched with compliance marks.
- 🔥 **Hinges:** Minimum of 3 fire-rated hinges with intumescent pads.
- 🔥 **Door Closers:** Must return the door to the fully closed position unaided.
- 🔥 **Door Frame:** Should be from the same manufacturer as the door and rated to the same fire resistance.

It is strongly recommended that fire doors are installed by a **competent, certified installer** – ideally an **accredited** contractor or third-party certified professional.





IMPORTANT RESPONSIBILITIES FOR LEASEHOLDERS

It is **your legal responsibility** to ensure that your front entrance door meets the requirements of the Building Regulations and any covenants set out in your lease. If unsure:

- 🔥 Speak to your **managing agent** or **freeholder**.
- 🔥 Seek **independent legal or fire safety advice** before undertaking any changes.
- 🔥 Remember: **non-compliant doors** may invalidate your **buildings insurance** and place lives at risk.

If you have any questions, or would like a door inspection carried out, please contact:

OCD Fire Management

