



YEOMAN SHIELD

FIRE DOOR SERVICES

making business a pleasure for over 55 years

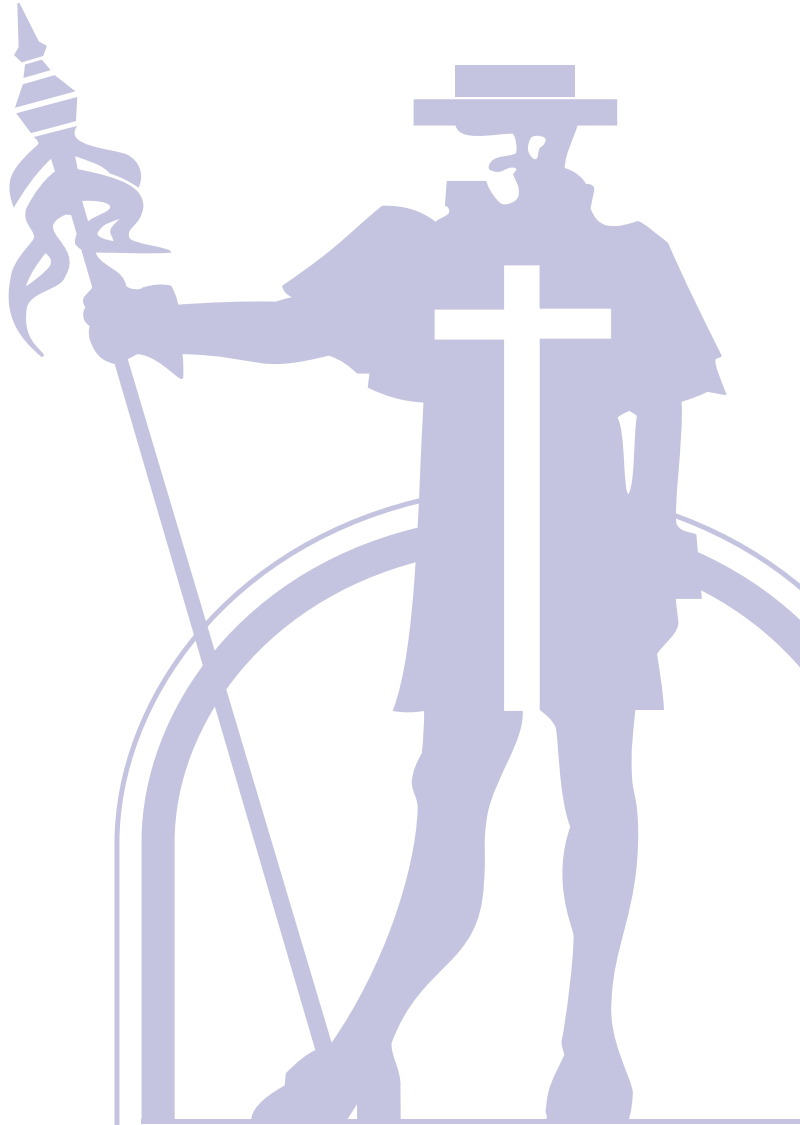


Understanding Fire Door Maintenance & Installation



Harrison Thompson

Making Business a Pleasure



In order to explain the value and importance of fire doors within your business, we have put together this simple but hopefully informative document for your perusal.

Harrison Thompson & Co. Ltd is an accredited member of the FIRAS Warringtonfire – Fire Door Maintenance & Installation.

The purpose of the FIRAS Fire Door Maintenance/Installation scheme is to provide independent 3rd party certification for the activity of repairing minor to moderate damage that has occurred to a fire resisting doorset, in such a way as to restore the fire resistance performance to what it was before the damage occurred or the doorset went out of tolerance and, if applicable, to install new fire rated doorsets where maintenance is not an option.

Section 0.15 of Approved Document B of the Building regulations states “Third party accredited product conformity certification schemes..... provide confidence that the systems, materials, products or structures actually supplied are provided to the same specification or design as that tested/assessed” and Regulatory Reform (Fire Safety) Order 2005 states “Where necessary in order to safeguard the safety of relevant persons the Responsible Person must ensure that the premises and any facilities, equipment and devices provided..... are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair”.

The Responsible Person can be the owner, the occupier or the employer – in general that could mean **“YOU”**.

This is where Harrison Thompson & Co. Ltd (Yeoman Shield) are in a position to help you to firstly; understand the process of assessing your fire doors, secondly; provide you with a full assessment report of each of your fire doors, to finally offering assistance regarding maintenance/remedial/repair works should they be necessary. The services we offer will help maintain the integrity of the fire rated doorsets in your care.

All works undertaken by Harrison Thompson & Co. Ltd (Yeoman Shield) are carried out by our directly employed fully qualified and trained Supervisor’s and Site Operatives whose work is continually assessed by an independent body providing **“peace of mind”** to the client. Additionally, any Yeoman Shield products being used not only maximise the doorsets service life but are backed by the appropriate certification and documentation.

This document outlines the procedures that will be used to conduct a survey to assess your fire doors, undertake maintenance of fire resisting doorsets as part of either the FIRAS Fire Door Maintenance & Installation scheme and provide written documentation of the current state of your doors throughout the whole process for present and future use.

SO WHAT IS THE PROCESS?

Identification and Communication:

Prior to any maintenance activity being undertaken, the Responsible Person must identify which doorsets are required to be fire resistant and what the period of fire resistance should be for each doorset. This will normally be established through a fire risk assessment, with the fire resistant properties of the doorsets being confirmed through a review of fire test evidence to BS 476 Pt 22 or BS EN 1634. Where it is available, documentation confirming the period of the fire resistance of each doorset is to be provided by the client.

Where such documentation is not available, any inspection or maintenance activities carried out will only be against the scheme’s general policies, and the level of confidence in such an inspection will be considerably less.

So what are the important factors involving an Inspection:

The purpose of any inspection that is undertaken on a doorset is to identify issues that may prevent a doorset from meeting the declared period of fire resistance, such as damage to the doorset structure or it's components.

Any inspection and maintenance operations that are carried out by Harrison Thompson & Co. Ltd (Yeoman Shield) will be done so based on the following assumptions, however any irregularities will be brought to your attention;

- The doorset was originally manufactured and installed as a fire resisting doorset.
- The doorset was originally installed correctly with appropriate fire stopping between the rear of the frame and structural opening.
- The appropriate door frame material was used for the doorset and for the period of fire resistance.
- The structural opening is appropriate for the period of fire resistance.
- The intumescent materials and hardware were correct at the time of installation.
- Ongoing maintenance/repair work has been carried out correctly, without changing the specification of the doorset or affecting any of the above assumptions.

Where practical to do so, Harrison Thompson & Co. Ltd (Yeoman Shield) will check the above assumptions are correct and report any issues found to the Responsible Person.

So, what elements in general are we looking for when assessing fire doors:

- Is there any minor to moderate damage to the door leaf, frame or doorset components?
- Are all the gaps around the door and frame correct?
- Are any Intumescent fire/smoke seals damaged/missing?
- Are the hinges damaged and correctly identified?
- Is there any damage to the locks, handles, ironmongery?
- Does the door close properly, if not why?
- Is the door set signage correct?
- Is the glazing bead damaged in any way?
- Is the over-head door closer damaged, faulty or missing?
- Has the fire-stopping been carried out to the appropriate standard?

The points above are general observations we are looking for when carrying out fire door inspections, once these have been ascertained it provides a very good overview of the condition of that fire door set. These are the general factors we are looking for but there are other scenarios that pop up from time to time.

Maintenance and Repair Work:

Where instructed by the Responsible Person, Harrison Thompson & Co. Ltd (Yeoman Shield) will take steps to rectify issues identified with the doorsets, by conducting repairs in accordance with the company's Accepted Repair Maintenance (ARMs).

The aim of any repair work that is undertaken is to restore the integrity of the doorset to the performance that it would have had prior to any damage being sustained. Should a repair be outside our accepted scope of certification, but the Responsible Person wishes to have the work undertaken, such work can be carried out but will not be recorded on the Certificate of Conformity.

Whether or not any repair work is undertaken on a doorset, responsibility cannot be assumed for any aspects of the doorsets performance that may be attributed to any manufacturing, installation or maintenance activities that were carried out prior to the maintenance activities being conducted as part of this project.

Whilst Harrison Thompson & Co. Ltd (Yeoman Shield) will attempt to identify issues which may have an impact on the fire resistance, we do not take responsibility for determining whether any aspect of general maintenance, condition or obvious modification will have altered the original fire resistance period.

Harrison Thompson & Co. Ltd (Yeoman Shield) does not take responsibility for confirming whether the risk assessment is acceptable, for determining the period of fire resistance that is required for any doorsets, or determining the period of fire resistance that any doorset is likely to achieve.

What is the process for conducting maintenance?

Ascertain which doorsets are actual fire doors and which are not – to be identified by the client or Responsible Person prior to inspection/survey stage (there is no point spending unnecessary money on doors which are not functioning fire doors).

- Responsible Person to provide a drawing illustrating the location of each doorset requiring inspection.
- Confirm the expected fire resistance level of each fire door set, i.e. FD30, FD30S, FD60, FD60S.
- Carry out a survey on each fire door to determine the condition, identifying any damage or previous repairs.
- Communicate the findings to the Responsible Person via the Accepted Repair Maintenance report or full assessment report.
- Agree appropriate course of action for maintenance (spend money only where necessary) and prioritise the most urgent work.
- Conduct maintenance or installation operations as required and apply labels to door sets.
- Provide all necessary documentation of Records of Maintenance/Installation works carried out to the Responsible Person.

So, how often should fire doors be checked?

The BWF Fire Door Alliance recommend that all fire doors should be regularly checked by an approved Inspector at least every 6 months and more frequently where there is a higher risk of damage.

Sample Inspection of fire stopping behind the architraves:

The application of appropriate fire stopping between frames and surrounding structure during installation is critical to the fire resistance of a doorset. Where there is lack of such fire stopping, the fire resistance performance of the doorset is likely to be significantly reduced. In order to properly verify the fire stopping detail, the architrave of each doorset would need to be removed during the inspection process. As this is considered impractical, the client will be given the option of surveying the fire stopping on a percentage of doorsets under inspection, a general figure of **10%** is considered as an industry standard. It is the client's responsibility to determine that this level of sampling is sufficient to cover the risk to an acceptable level.

An inspection behind the architraves may not be necessary where there are other means of verifying that this has been done, i.e. Where a survey has previously been conducted on the doorset to verify the fire stopping.

Acceptance by the Responsible Person:

It is a condition that the client takes full responsibility and recognises that Harrison Thompson & Co. Ltd (Yeoman Shield) are obligated under the rules and regulations of the FIRAS scheme to carry out all works within their guidelines. It is suggested that the client seek agreement with the Risk Assessor prior to commencement to ensure that the approach is adequate to address the risks identified.

Harrison Thompson & Co. Ltd (Yeoman Shield) Fees:

Our fire door assessment is a chargeable service. Please contact us for current fees.

In summary:

We hope this document will help you understand the importance of the role of fire doors within your premises and who is responsible for their correct operation, maintenance and regular checking, in conjunction with the easy process of, inspecting, maintaining and recording any necessary remedial/repair works when working with an approved 3rd party accredited scheme.

On behalf of Harrison Thompson & Co. Ltd (Yeoman Shield), we thank you for your time and consideration, and should you require any further information or assistance, please do not hesitate to contact either your local Area Sales Manager, or a member of our staff based at our Head Office in Leeds.






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Harrison Thompson & Co. Ltd. are a certified member of **FIRAS**,
Warringtonfire for Timber Doors & Fire Door Maintenance.

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