

# SAFE - FACT SHEET

## Fire Doors

### 1. What are fire doors?

Fire doors, when used correctly, stop fires and smoke from spreading through a building. They allow for evacuation and safe access for emergency services. They are specifically designed with key parts all working together to provide a barrier to withstand fire for up to 30 minutes. A fire door only works if it is installed correctly.

### 2. Where will I see fire doors in my building?

In a block of flats, you will find fire and smoke control doors on the stairwells, the corridors and flat entrance doors. You will also find fire doors protecting areas where there is a risk of combustion such as bin storage or mains electricity service cupboards. Sometimes fire doors are installed within individual homes, but this depends on design and layout.

### 3. Why are there overhead door closers on fire doors?

All fire doors in communal areas and flat entrance doors (corridors and stairwells) must have appropriate fire rated door closers fitted. They are fitted to ensure the fire door closes behind a person passing through and therefore helps to limit the spread of fire throughout a building.

### 4. Can I do a basis check on my fire doors?

There are four checks you can make:

1. Check the gaps around the top and sides of the door are consistently less than 4mm when the door is closed. The gap under the door can be slightly larger but it does depend on the door. Ideally, you should not see light under the door.
2. Look for any seals around the door or frame. Check they are intact with no sign of damage.
3. Check all hinges are firmly fixed (three or more), with no missing or broken screws.
4. Check the door closes firmly onto the latch without sticking on the floor or the frame. A fire door only works when it is closed. A fire door is completely useless if it is wedged open or cannot close fully.

### 5. Can I make any alterations to my fire door?

Never carry out any repairs or work on your fire door. This can damage it and make it less likely to work properly in an emergency.

- Don't drill into your fire door or cut it in any way

- Don't paint over the seals on a fire door
- Don't replace the handles, hinges, or any hardware. Always have repairs carried out by a qualified competent individual

## 6. What am I responsible for if I am a leaseholder?

As a leaseholder, you are responsible for the maintenance of your flat entrance door. Flat entrance doors must be fire doors and must be inspected and maintained, as with all other fire safety equipment or passive fire protection, regardless of whether they serve just one flat. You must ensure you have a suitable front door which resists fire and meets minimum safety standards.

If you are asked by Mount Green to replace your door or provide evidence of its fire rating, this is to ensure the door will hold back fire and save lives. If you would like to change your flat front door you must firstly seek permission from Mount Green Housing Association.

You will be aware that Mount Green have recently been and continue to complete fire safety works within your block. These works have included maintenance or replacement of front entrance doors in which you will be invoiced for the cost once works is completed.

## 7. Who do I report issues or concerns to?

In the first instance, please contact our customer experience team at Mount Green on (01372) 379 555 or email [Customerservices@mountgreen.org.uk](mailto:Customerservices@mountgreen.org.uk). You can also discuss any concerns with your Neighbourhood/Independent Living Support Officer.

