



FIRE DOOR SURVEYS

BY NEXT DOORS LTD



FIRE DOOR SURVEYS (BM TRADA STANDARD)



Fire Door Survey – do you need one?

Almost all workplaces have a fire risk assessment and these do tend to look at fire doors however they only try to identify obvious issues with the door such as the fire door does not shut or there are missing seals, it's not an in depth look at the door.

A fire door survey will look in detail at the existing fire doors and determine whether they are compliant and how they can be improved. A report will then be issued highlighting all aspects of each door.

All surveys, repairs and installations are carried out to BM Trada standards following the BS 8214:2016 standards. Under the BM Trada scheme, there are approved repair techniques that can be applied if possible. A BM Trada certified maintenance agent can then plug/ label that door respectively.

A fire door survey will look at a variety of points including the construction of the door, if the hinges conform, if the fire glass has the correct markings and if the seals are adequate plus much more. After the survey a full detailed report will be provided highlighting any required improvements.

Why is it important to carry out a Fire Door survey?

A fire protection system is only as good as the equipment you use. Therefore, it's important to carry out maintenance checks on every possible point of failure and your fire door is no exception.

Fire doors in some locations are subject to heavy usage and are more likely to suffer damage as a result of everyday wear and tear. For example, doors in hospital corridors are liable to be damaged by trolleys, while closers are often damaged in delivery areas and residential blocks due to doors being jammed open.

Ensuring that fire doors are safe and compliant is an essential part of building maintenance. If you own, manage or operate a business or building, you must comply to the Regulatory Reform (Fire Safety) Order 2005. This applies across England and Wales.

All fire doors should be checked regularly on site by a competent person to ensure they function correctly. Any defect, damage or fault with the door should be reported and rectified immediately. We recommend that a full fire door survey is carried out annually to identify and rectify non-compliance issues.

What happens during a Fire Door survey?

One of our accredited experts will attend site and complete a full inspection of each fire door whilst completing a checklist for each door. Identification labels will be affixed to each door to identify each door surveyed and link it to the report.

What happens after a Fire Door survey?

After the inspection is completed, a detailed and comprehensive report is written that will outline the condition of each door and provide a summary of what is required to ensure everything is compliant.

We will then provide a quote to rectify any identified issues. Quite often your fire risk assessment for the building will need to be referred back to so it's a great help if you can send it to us in advance meaning we can give a defined solution.

Parts of your door that will be examined:

- o Door Leaf
- o Door Frame
- o Door Closer (Self closing device)
- o Hold open device
- o Hinges
- o Locks and levers/ handles
- o Fire safety signage
- o Intumescent door strip and cold smoke strip
- o Glazing
- o Gaps around the door and threshold
- o Panic hardware devices for external final fire exit doors
- o Architrave removal and gaps behind frames to check for fire stopping

During the initial inspection we will remove architraves from 10% of the door sets, depending on the findings we may need to increase that to a further 20%. We will reinstate the architrave but it may leave some decorative damage. We will endeavour to be as undisruptive as possible.