

Frame

CAVEAT #1: Redundant contact plate interrupting intumescent strip in frame perimeter.

CAVEAT #2: Unpatched hole in one jamb of frame interrupting intumescent strip in frame perimeter.

CAVEAT #3: Bore hole drilled into underneath of frame to accommodate flush bolt – no plate and no intumescent protection in evidence.

CAVEAT #4: no intumescent protection in evidence behind socket.



Gaps



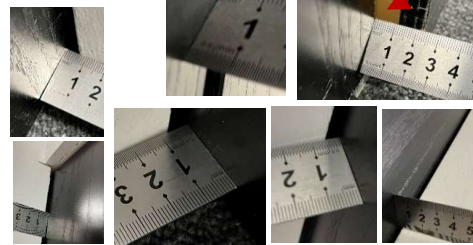
Closer

CAVEAT #8: Door closer fitted upside down to Figure 61 Mounting.

It is crucial that the relevant Certifire test certificate explicitly states approval for this arrangement in a door assembly of this size and configuration ie. ULSADD+OD.



Door



CAVEAT #5: LH main leaf (viewing from hinge/lobby side) is out of alignment with corresponding RH slave leaf by almost 24mm at the bottom edge – this will have a severe impact on its expected fire resistance. The main door appears to be hitting the maglock before it should be, contributing to this problem.

CAVEAT #6: The door assembly accommodates a split ceiling level and there is an overdoor to the office side. This seems to be an unrippled paint finished piece of doorblank with a routed groove and a fitted intumescent strip positioned off centre in its thickness.

CAVEAT #7: The majority of gaps between the door and the frame exceed 4mm with a measurement of 7mm recorded at the top and 6mm in the middle of meeting edges; a reading of 22mm at the bottom edge of the main leaf and 13mm at the bottom edge of the side leaf was also noted.



Hinges / Flush Bolts

CAVEAT #9: No evidence of any intumescent protection behind edge fitted to 450mm (top) and 200mm (btm) flush bolts to slave leaf nor to sockets in head of door frame or floor. Unless proven to the contrary by a fire test evidence (not available), this is always recommended for fire resistant doors in accordance with section 11 of BS 8214: 2016.

CAVEAT #10: Bottom and middle hinges of main leaf badly fitted with screws missing and no intumescent protection behind blade.



Intumescent Protection



CAVEAT #11: Top edge of doors features an IFC Certification label from Forza but difficult to read clearly. It is noted that the top edge of the side door is missing intumescent strip in its entirety. Moreover the 3rd party label has been stuck to the bottom of the groove suggesting that the strip was never there in the first place. This will invalidate any fire performance expected of the door assembly.

CAVEAT #12: Gap between 2 lengths 20x4 plain seals.

CAVEAT #13: Maglocks feature bolt through fixings penetrating the door core – test evidence?

Signage

CAVEAT #14: Incorrect sign fitted to opening face (lobby) side of main door.

Because the door features a door closer, the sign should read "Fire Door Keep Shut" as opposed to "Locked".

CAVEAT #15:

Side leaf currently not compliant with BS 4599-4, BS4599-10 and BSEN 7010 as it should feature a "Fire Door Keep Locked" mandatory sign fitted to both sides.



Glazing

Glazing beads securely fitted and glass has been marked to signify Pyrobelite FD30 Integrity performance has been fitted. Intumescent protection evident. Necessary 150mm fixings not visible given stained finish. Vision panel @ 1500mm x 150mm.

CAVEAT #16: Hardwood used for glazing beads is unknown; if oak, then this is likely to have been proven by test and covered under the door manufacturer's Field of Application. If ash hardwood has been used, however, then this is unlikely to have been proven by test for use in a fire door.



Elevations



Photographic Summary - Caveats

Project:

Floor:

Door no. #2

Slide no. 4 of 13

Frame

REMEDY #1, #2 and #3 Competent person to effect ART to all holes eg. patch with solid oak hardwood. 3rd party approved flush bolt socket c/w intumescent gasket to be sourced and fitted for #3 and #4

REMEDY #1, #2, #3 and #4 Replace the 10mm x 4mm intumescent strip for the whole frame. BS 8214 section 13.2.3 recommends replacing seals which are compliant to BS476 pt 20/22 or BSEN 1634-1.

Gaps

Closer

REMEDY #8 Door closer fitted upside down to Figure 61 Mounting.

Competent person to source suitable overhead door closer with Certifire test evidence for use in FD30 fire resistant ULSADD+OD assemblies of this overall size.

Door

REMEDY #5 and #6 Competent person to effect ART and patch hinge recesses and make good. In view of excessive gaps, competent person to narrow frame opening with hardwood infill such that overall internal width is 9mm wider than the 2 no. doors. Fit hardwood lipping to base of overdoor and fit identical intumescent strip. As per BWF FDA recommendations for doors of this height, competent person to source and rehang doors using 4 no. hinges of grade 11 102mm x 76mm steel UKCA/CE marked in accordance with BS1935 and as Certifire CF certification.

REMEDY #7 In addition to **REMEDY #5 and #6**, because current FRA prepared by eg. Essex Fire Safety calls for fire and smoke doors (see page 30), BS 8214 section 13.2.3 recommends replacing seals which are compliant to BS476 pt 20/22 (fire) and 31.1 (smoke) or BSEN 1634-1 (fire) or 1634-3 (smoke) as a complete set. Seals should be as per the certificated test evidence for the door set and fitted by a competent person. Also fit a hardwood threshold to the floor and a drop threshold strip to the bottom edge of the door (accommodating flush bolt) eg. https://www.lorientuk.com/products/las8001-si_tom

Hinges / Flush Bolts

Intumescent Protection

Signage

REMEDY #9 Competent person to source and fit suitable intumescent protection for existing flush bolts 450mm (top) and 200mm (btm) and also for sockets with Certifire test evidence for use in a door assembly of this size and configuration ie. ULSADD+OD.

REMEDY #10
Taken care of by **REMEDY #5**

REMEDY #11 Taken care of by **REMEDY #7**

REMEDY #12 Gap between 2 separate lengths of intumescent strip. Supply and fit replacement one length strips of identical spec for entire assembly.

REMEDY #13 Test evidence that this is approved should be sought from the door manufacturer and ironmongery supplier.

REMEDY #14 Replacement **Fire Door Keep Shut** mandatory sign to be sourced and fitted to opening face (lobby) of the main leaf.

REMEDY #15 New **Fire Door Keep Locked** mandatory signs to be sourced and fitted to both faces of the side leaf.

Fire door keep shut

Fire door keep locked

Glazing

Elevations

Photographic Summary - Recommended Remedies

Glazing beads securely fitted and glass has been marked to signify Pyrobelite FD30 Integrity performance has been fitted. Intumescent protection evident. Necessary 150mm fixings not visible given stained finish. Vision panel @ 1500mm x 150mm.

REMEDY #16 Competent person to clarify if glazing beads are oak or ash hardwood. If ash, competent person to replace glazing beads with oak hardwood and stain to match face veneer. Given the grain structure of each timber, once done, there should be no visual difference between the two.

Project:

Floor:

Door no. #2

Slide no. 5 of 13