

Your Flat Front Entrance Door Is A Fire Door

Your front entrance door is not merely an entryway; it is a precision-engineered **Fire Door Assembly**. In the event of an emergency, this door serves as a vital component of the building's passive fire protection system, designed to save lives and minimize property damage.

The Critical Role of a Fire Door

While a fire door functions like a standard door during daily use, its performance during a fire is life-saving. Its primary purpose is to compartmentalize a fire, holding back flames and toxic smoke for a designated period (typically 30 or 60 minutes). This creates a protected escape route within the common hallways, providing residents the necessary time to evacuate safely.

Understanding the Full Door Assembly

A fire door is not just the wooden panel (the "leaf"). For the door to provide its rated protection, it must function as a complete, integrated assembly. This includes:

- **The Door Leaf and Frame:** Specially constructed materials designed to resist high temperatures without warping or combusting immediately.
- **Intumescent Fire and Smoke Seals:** These strips, located around the edges of the door or frame, expand when exposed to heat to seal the gaps, preventing the passage of lethal smoke.
- **Fire-Rated Glazing:** Any glass panels within the door must be fire-resistant to prevent the fire from breaking through.
- **Certified Ironmongery:** This includes specialized hinges, latches, locks, and—most importantly—the **overhead self-closing device**, all of which must be fire-tested to ensure the door remains securely latched during a fire.

Resident Responsibilities: Ensuring Your Safety

To ensure the building's fire strategy remains effective, residents must adhere to the following safety protocols:

- **Maintain the "Closed" Position:** A fire door only works if it is shut. Fire doors must never be wedged or propped open. They should remain closed at all times when not in passage.
- **Do Not Interfere with Self-Closers:** The self-closing device is a legal requirement. It ensures the door returns to its frame and latches securely automatically. You or your guests must never tamper with, adjust, or disconnect these devices.
- **Avoid Unauthorized Alterations:** Do not drill into the door, trim the edges, or replace the hardware (locks/handles) without professional consultation, as this can void the door's fire certification.
- **Inspect and Report Issues:** If you notice any damage, gaps, or malfunctions, you must report them immediately to the **Responsible Person** (this may be your Landlord, Management Company, or Managing Agent).

Specific signs of damage to watch for include:

- The door does not close fully into the frame from any angle.
- The smoke seals are damaged, painted over, or missing.
- The glass is cracked or the seals around the glass are loose.
- The hinges are loose or there is visible "bleeding" (oil/dark marks) around the knuckles.