



Defence
Infrastructure
Organisation

SAFETY ALERT PART A, B, & C

Subject: Manse Masterdor Ltd Fire Doors

Number: SA 2018/05

DIO Sponsor: Bryan Dunn

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Contact if different from above Sponsor: Ashley Lineham

Engineering & Construction
Technical Services
Defence Infrastructure Organisation
Kingston Road, Sutton Coldfield, West Midlands. B75 7RL

Tel: 94421 3664 / 0121 311 3664
Email: ashley.lineham167@mod.gov.uk

This Safety Alert is to be read by the following so appropriate action can be taken:

1. DIO Service Manager (or equivalent for non NGEN contracts)
2. DIO's Maintenance Management Organisations
3. Others

Others interested in the content of this Safety Alert might include:

Top Level Budget Holders, Prime Contractors, Private Finance Initiatives, Public-Private Partnership and other traditionally procured contracts, Project Managers, Infrastructure Managers and Property Managers with responsibility for MOD projects and Property Management Works Services (including the legacy work of EWCs/WSMs), Heads of Establishment and Health & Safety Advisors, DFRS & DFRMO Fire Officers, Accommodation Managers and providers of Alternative Living Accommodation.

When it takes effect: immediately

When it is due to expire: When updated or rescinded.

Health and Safety

This Safety Alert does not necessarily cover all aspects of the subject matter and readers should make themselves aware of other potential issues. Readers should also not rely on DIO Safety Alerts as their only means of becoming aware of safety issues, but they should consult widely across other media to maintain awareness.

Aim

1. To bring to the attention of appropriate persons the requirement to identify all locations where the subject flat¹ entrance composite FD30 doors are in use on the Defence Estate, and any properties hired or leased on behalf of defence.

Introduction

2. Compliance with the contents of this Alert will enable identification of the locations and quantity of the use of the subject doors.
3. The appropriate MOD officer shall arrange for the Maintenance Management Organisation (MMO) contractor to carry out all actions in accordance with this Alert.
4. Any work required as a result of this Safety Alert must be carried out in accordance with JSP 375.
5. On MOD Establishments occupied by United States Visiting Forces (USVF), responsibility is jointly held by USVF and DIO (USF). At base level this jointly managed organisation is to take appropriate action to implement the contents of this Alert. Where this Alert contains procedures, which differ significantly from USVF practice, DIO (USF) code of practice will be issued.

Background

6. Following the Grenfell fire and information from the ongoing Metropolitan Police investigation, the fire performance of the following flat entrance composite FD30 fire doors from Manse Masterdor, Door Models SG03, SG07, SG08, SG11, SG15 and SG34 have been found not to consistently meet the 30-minute fire resistance requirement.
7. The National Fire Chiefs Council (NFCC) point out that fire protection in a building is developed using a range of measures such that a failure of one protection measure – such as fire doors – should not significantly change the overall safety of residents. At this time the exact failure mode of the doors remains undetermined but the NFCC advise that the risk to personal safety remains low. However, in order to ensure that the risk remains ALARP, all such doors must be identified and inspected for any damage or modification which may affect the fire integrity of the dwelling.

Requirement

Part A

8. The DIO Service Manager (or equivalent), is advised to direct the Maintenance Management Organisation (MMO), to initiate the following tasks:
 - a. Identify where the subject entrance doors to flats are in use on the Defence Estate within their area of responsibility, including where flats are leased and hired. Where the flat is leased or hired as Alternative Living Accommodation, the relevant agent should arrange for the information to be provided.
 - b. Notify the relevant DIO Service Manager (or equivalent) of the number and specific locations of the subject flat entrance doors, **a nil return is required**.

¹ For the purpose of this Safety Alert, a Flat is defined as a self-contained property accessed from a common area of the building.

- c. Additionally, the MMO is to notify the DIO Service Manager (or equivalent) of any modifications, damage to any flat entrance door of any type which could affect its fire resistance (e.g. Holes cut into the door for cat flaps, letter boxes etc.).
9. To assist in the assessment of doorsets the Ministry of Housing, Communities & Local Government has issued guidance which can be found at Attachment 1.
10. The MMO is to notify the DIO Service Delivery Performance Management Team, DIO SD-Perf Mgt Team (MULTIUSER) account, through their respective DIO Service Manager, identifying the location, quantity of subject doorsets, during these inspections, should it be identified that ANY type of flat front door has been damaged or modified (letterbox or catflap cut in etc.) the location and defect or damage must also be reported. Where affected property is leased or hired, confirmation that the landlord has been notified of defect, and requested to expedite and complete repairs.
11. The data requested at paragraph 10 is required by 17th September 2018 and will be reviewed on the 20th September 2018.
12. The contents of this Alert should be considered when undertaking Inspections or Appraisals of this type of asset, and must be must be considered for future hirings or leasing properties of this type.

Part B

13. Where subject doors are identified and/or any fire doors have been damaged or modified which would affect the fire resistance then they must be changed for a doorset which meets the FD 30 Standard.
14. If the owner/landlord of a flat hired or leased, refuses to change out the relevant doors, that lease/hiring should be risk assessed, the findings recorded and due consideration should be given to moving the personnel to other suitable accommodation

Part C

15. The MMO is to notify the DIO Service Delivery Performance Management Team, DIO SD-Perf Mgt Team (MULTIUSER) account, through their respective DIO Service Manager of the date action detailed in Part B paragraph 13 was completed.
16. Once remedial actions are complete the Responsible Person for the building should notify the relevant Fire Risk Assessor to update the Fire Risk Assessment for the building.

ADVICE NOTE 16 MHCLG/BSP/Advice Note/16/160518

Government Building Safety Programme – advice for building owners on assurance and replacing of flat entrance fire doors

This Advice Note is for the attention of anyone responsible for the fire safety of residential flats that are concerned about the fire and smoke resistance performance of flat entrance front doors.

This note was developed by MHCLG's Independent Expert Advisory Panel on building safety drawing on the advice of industry experts. It has been developed to support those who want to replace their fire doors or review their performance.

Summary

- Flat entrance fire doors leading to a shared or communal area are required to provide fire and smoke protection and are critical to most fire strategies for buildings.
- All fire doors, including their closers, should be routinely checked or inspected by a suitably qualified professional.
- Residents should be made aware of the importance of working self-closer on all fire doors.
- Flat entrance fire doors should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides.
- Test evidence used should be carefully checked to ensure it is to the same specifications of the door sets being installed.
- Landlords or building owners should replace flat entrance door sets if they suspect they do not meet the fire or smoke resistance performance in the Building Regulations guidance. Fire risk assessment processes should be used to determine how urgently such doors should be replaced.
- The Expert Panel advise that third party certification by a UKAS accredited body can provide landlords and building owners greater assurance on the performance of the doors.

Introduction

1. Flat entrance door-sets that allow access directly into the dwelling from a shared or communal area are required to provide fire and smoke protection. It is fundamental to most fire strategies for buildings, providing critical protection within a building to escape routes and to effective separation.
2. Doorsets are becoming increasingly complex and are designed to perform reliably in order to ensure compliance with the Building Regulations. It is therefore important that doorsets' fire resistance performance is measured and is routinely professionally assessed.
3. A fire door can only offer protection in limiting the spread of smoke and fire if the door seals are working effectively and if the door can fully close under the action of its door closer. The self-closing device should be capable of closing the door securely into its frame from any open position, and overcoming the resistance of the door latch and edge seals. All fire door self-closing devices should be regularly checked and maintained to ensure that they are operating correctly.
4. The Building Regulations in England & Wales and associated guidance in Approved Document B clarify flat entrance doorsets that allow access directly into the dwelling from a shared or communal corridor should achieve at least 30 minutes fire resistance, with additional requirements for smoke leakage.
5. This advice note primarily concentrates on fire safety; however, front doors should also meet security requirements set out in Approved Document Q6. There are also requirements for doorsets in other relevant Building Regulations guidance included in other Approved Documents including part E, L & M. Therefore, it is imperative that doorsets are designed to meet all of the relevant requirements in one package i.e. the same specification. The full suite of approved documents can be accessed from the Ministry for Housing and Communities and Local Government website.
6. Landlords or building owners may also want to refer to the Local Government Association guidance 'Fire Safety in purpose built blocks of flats'; and the British Standard 'code of practice for fire door assemblies'.
7. Landlords or building owners should also communicate with residents to ensure that they are aware of the importance of maintaining the self-closing devices on all fire doors, including flat entrance doors.

Evaluating existing doorsets and assurance of performance:

8. Landlords or building owners should reference the manufacturer's test evidence/certification and documentation for existing or proposed fire doorsets. "Any test evidence used to substantiate the fire resistance rating of a door or shutter should be carefully checked to ensure that it adequately demonstrates compliance and is applicable to the adequately complete installed assembly. Small differences in detail (such as glazing apertures, intumescent strips, door frames and ironmongery etc.) may significantly affect the rating".

9. Flat entrance fire doors should have test evidence demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control from both sides.

10. The self-closing device should be capable of closing the door securely into its frame from any open position, and overcoming the resistance of the door latch and edge seals.

11. Where additional assurance that existing or proposed fire doorsets meet the current benchmarks is desired, professional advice can be sought. Using an independent UKAS accredited certification body whose engineers are qualified and adhere to the latest Passive Fire Protection Federation guidance would be a good way of securing this professional advice.

Repair and renovation of existing doorsets:

12. Where doorsets have parts that need replacing, care should be taken to ensure replacements are of the same specification used in the original design as evidenced in the manufacturer's test evidence/certification and documentation for the doorset.

Where the manufacturer or supplier is unknown, then an assessment can be carried out by a competent expert.

17. All assessments and repairs should be carried out in line with the manufacturer's instructions by a suitably qualified person or organisation that can demonstrate the appropriate levels of skill and competency. Certification under a UKAS accredited door installer scheme would be a way of establishing those criteria.

18. The British Standard 8214 provides recommendations for the specification, installation and maintenance of timber-based fire door assemblies.

Replacing flat or apartment entrance doorsets:

15. Landlords or building owners should replace flat entrance doorsets if they suspect they do not meet the fire or smoke resistance performance in the Building Regulations guidance. Fire risk assessment processes should be used to determine how urgently such doors should be replaced.

16. Replacement doorsets should have test evidence from a UKAS accredited test facility, or equivalent, to ensure they meet the standards set out in the Building Regulations guidance. Test evidence used should be carefully checked to ensure it is to the same specifications of the doorsets being installed. Small differences in detail (such as glazing apertures, intumescent strips, door frames and ironmongery etc.) may have a detrimental effect to the fire, smoke or security performance of a doorset.

17. The Expert Panel advise that doorsets which aim to meet fire resistance as well as security criteria, should be based on a single combined design specification, which is certified for fire resistance and for security. Additionally, there should be test evidence for smoke control based on the same doorset design.



18. The self-closing device should be capable of closing the door securely into its frame from any open position, and overcoming the resistance of the door latch and edge seals.

19. The Expert Panel advise that third party certification by a UKAS accredited body of manufacture, installation, maintenance, and inspection for fire, smoke and security can provide landlords and building owners greater assurance on the performance of the doors. Doorsets certificated and supplied to the same specification for fire, smoke and security performance will provide additional assurance of performance, as will certification in the name of the company producing the doorset with the doorset name listed on the certificate.