

Customer Maintenance Manual

Critical Fire & Smoke Compliance

1. Fire Door Maintenance

Fire doors are intended to facilitate a similar level of fire resistance as per the structural elements of a building. It is important that regular inspections are performed, fire doors should be examined at **six-monthly intervals**, to check;

1.1 Recommended clearance of 3 mm (between door and frame) along head, down sides.

1.2 Where applicable, **any signs of damage, to glass or glazing system** as the glass and glazing system are critical to the performance of the fire door.

1.3 Fire and smoke seals (as maybe fitted) for any signs of damage, degradation or missing in part or total, as either of these will have serious implications on the fire door performance.

1.4 Inspect Hinges for signs of wear. Worn hinges should be replaced with those that perform in accordance with the latest edition of BS EN 1935.

1.5 Ensure that (where fitted) the latch or lock furniture moves freely and engages fully. Damaged or badly worn latch or lock furniture should be replaced immediately.

1.6 Self-closing devices should be examined to ensure it closes the door leaf properly. The door should close effectively from any angle. There are a number of reasons why doors may fail to close:

A. Check that there are no foreign bodies or other objects obstructing the door.

B. Check that any smoke seals (as maybe fitted) remain correctly fitted and are undamaged.

C. Check correct latch operation (if fitted).

Any self-closing device (as maybe fitted) which is unable to be effectively adjusted should be replaced using a closer that has been validated by test for use on a door assembly of similar specification, and performs in accordance with the latest edition of BS EN 1154.

It is not easy to repair doors and maintain the interactive behaviour of the various component parts, and except for minor repairs to 30 minute fire rating door leaf which Selo recommend are performed via a professional source, where significant damage is detected the door leaf should be replaced in total. Door leaves providing a 60 minute fire rating or higher should be replaced, not repaired.

Note In the event of damage that necessitates the replacement of one leaf of a double door, both leaves should be replaced with a new matching pair.

As a commitment of continuous improvement and possible changes of legislative requirement, would make it virtually impossible to ensure that a replacement single leaf would be of identical construction to that being removed.

2. Fire Door Decoration

Fire door leaves are generally not required to provide a specific surface spread-of-flame barrier, and may therefore be re-decorated as desired following the recommended guidance:

A. Whilst suggested that the over painting/varnishing intumescent seals does not have detrimental effects, it is recommended that such action is limited to a maximum of 5 (five) coatings.

B. Where intumescent seals are incorporated within the door frame the use of heat or chemicals in preparation for re-coating should be avoided.

C. Certified fire doors are permanently marked with their declared fire resistance period by means of a colour-coded plug(s). It is therefore recommended to avoid painting over the plug(s) during re-decoration.

3. General Advice

It is important that individual sets are installed strictly in accordance with the instructions given in their respective global assessments (available on request) and the following information is given as general guidance only.

Details contained within this document refer to recommended minimum requirements for fire rated finished door leaves and doorsets for installation.

The door leafs and doorsets supplied have been tested to the latest edition of BS 476: Part 22, and are independently certified as achieving fire resistance up to 30, 60 minutes or higher as applicable to the fire rating specification.

4. Storage

Fire door leafs and doorsets should preferably be stored in a ventilated building, protected from rain, sun, and splashing by corrosive or staining materials.

Door leafs and doorsets that are clear lacquered or varnished should be subject to storage that protects them from being unevenly exposed to sunlight.

In addition, door leafs and doorsets must also be protected from exposure to excessive moisture and stored horizontally on three or more equally spaced bearers, away from ground floor level.

Where applicable, it is recommended for any protective wrapping to be left in place for as long as possible.

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5. Protection During Installation

Ensure that the moisture content of a Timber Core Door is kept close to the level at which it was when the Door was manufactured.

Internal Doors must be conditioned before fitting/fixing, they must be protected from abnormal heat, extreme dryness, humid conditions or sudden changes to temperature or humidity as this could cause shrinkage or movement of the Timber Core.

Doors/Doorsets should not be stored or fitted under any circumstances whilst wet trades are working in the building and fitting should only commence once the building has been completely dried out.

6. Suitability of Structural Opening

It is the installer's responsibility to ensure that structures to receive fire doorsets comply with National and Local Regulations and that they are suitable for the design performance.

Note Installers are recommended to refer to the applicable parts of the latest edition of BS 5588 Fire Precautions in the Design and Construction of Buildings for further guidance.

The fire test/data applicable to doorsets manufactured by Selo anticipates that they will be fitted into block wood, brickwork, concrete, timber, or metal stud partitioning, unless the partitioning manufacturer (as applicable) can provide fire test/assessment data to demonstrate that this is not necessary.

Where doorsets are to be fitted into metal stud partitioning, the hollow metal stud at the doorset positions should be filled with softwood solid packer (being continuous for the full doorset height/width) between the opening in the supporting structure and the rear face of the frame member of the doorset. The finished partition thickness should not be less than the thickness of the door frame.

7. Additional Information

No alterations can be carried out on this door/doorset or on any glazing (if applicable).

Contact us for specific test evidence and Global Assessments.



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8. Doorset Installation

Always follow the installation guide provided with your doorset, this contains installation requirements specific to your application.

The following 'good-practice' guidance should be adhered when installing Fire-rated Doorsets:

Recommendations for the joint between timber door frames and the supporting structure should not exceed 10mm. For 30 minute fire rating doorsets, gaps should be filled with non-combustible material i.e. mineral or glass wool, or either intumescent mastic. For 60 minute fire rating doorsets the inclusion of a 2mm x 10mm intumescent strip on the reverse of the frame.

Further details for gap filling between timber door frames and the supporting structure of more than 10mm can be found in the latest edition of BS 8214, Code of practice for fire door assemblies with non-metallic leaves section 9.4 and table 2 or 3, according to fire doorsets rating performance. Doorset frame jambs must be fixed to supporting structure using steel fixings at 600mm maximum centres, and 100mm from corners, and be of an applicable type for the supporting structure and must penetrate the same to a minimum depth of 50mm.

Whilst it is not deemed necessary to fix the frame head (except for a recommendation to inset at least one fixing in double door applications), it is recommended that packers be inserted between the frame head, and the head of the supporting structure.

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