



Door Hardware – Maintenance and Replacement

Presentation Overview

- Checking what's fitted
- Replacing faulty items
- Where to get help
- Who to get it from



Fire doors – do they close?

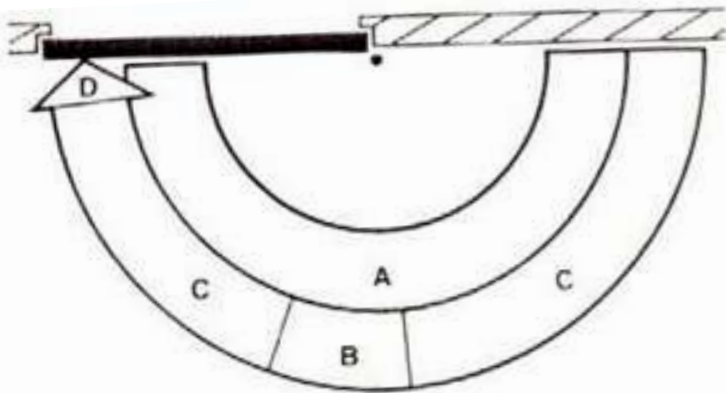
- Lubricate latch bolt
- Check angle of strike plate is correct
- Check hinge fixings
- Check for wear at knuckles (has the door dropped?)
- Lubricate hinges
- Check perimeter seals for friction

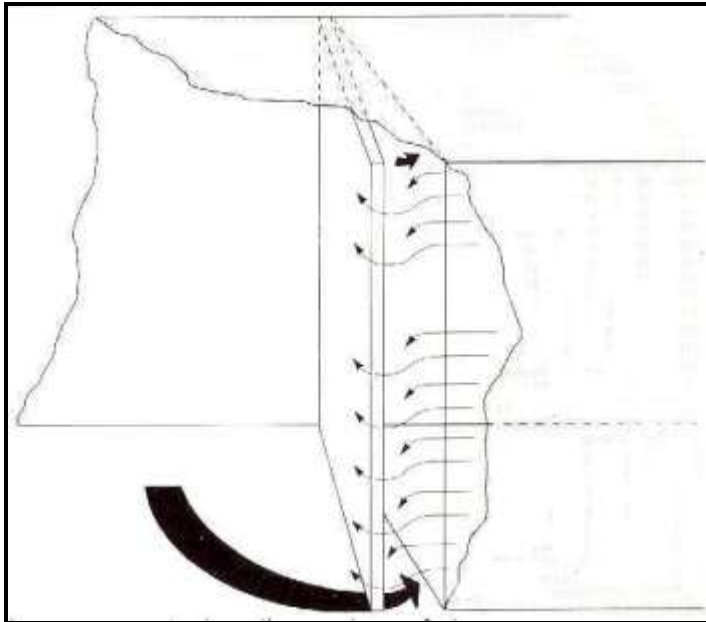




Fire doors – do they close?

- Adjust the closer for
 - Strength (horsepower)
 - Closing speed (acceleration)
 - Latching speed (final nudge home)
 - Backcheck
 - Delayed action
 - Arm assembly secure both ends
 - Arm geometry correct





Fire doors – do they close?

- Does the door close fully from ANY angle? (Approved Doc B)
 - Fully open (maximum angle)
 - Latch resting against strike
 - Edge seals start contacting both door and frame (too much friction?)
 - Is air pressure preventing closing? (small, air-tight rooms or lobbies)
 - Are differential air pressures present? (pressured stairwell?)
 - Do other open/closed windows and doors affect full closing?



Escape doors – do they open?

- On emergency escape doors (trained traffic / >60 occupants)
 - Is only ONE hand movement needed to release the door?
 - Does the door open easily?
 - Is signage present and correct?
 - Other ironmongery checks as for fire doors



Escape doors – do they open?

- On panic escape doors
(public access / <60 occupants)
 - Does body pressure alone release the door?
 - Does the door open easily?
 - Is signage present and correct?
 - Other ironmongery checks as for fire doors



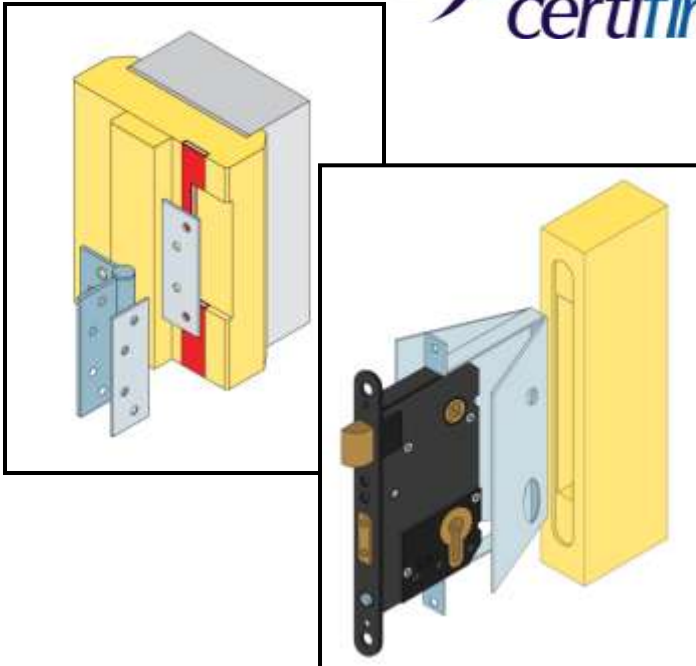
Escape doors – do they open?

- If extra security is fitted, is it connected to the fire alarm, to give instant release in an emergency?
- Is it in working order?
- If there are extra bolts or plastic ties, what's your story in court?

“one mechanism . . . readily operated . . . at all material times”

– *Approved Document B*

Replacing faulty items



- If it's worn out or broken, consider buying something better, not the same again!
- Check the fire test evidence
- Check if intumescent protection is needed
- Have it fitted by qualified fire door fitter (e.g. FIRAS approved)

Where to get help



- Finding reliable info sources:
 - Code of Practice: Hardware for fire and escape doors (published by DHF/GAI)

www.firecode.org.uk

- PFPP website

www.pfpp.org

Who to get it from



- Registered Architectural Ironmonger (RegAI)
 - Someone who has passed the GAI Diploma and also participates in annual CPD
- GAI GuildMark member
 - RIBA endorsed GAI scheme which includes QA and professional indemnity
 - Company must employ a RegAI
- GAI Full member company
 - Company must employ a DipGAI

Presentation Review

- Check what's fitted and make sure it works properly
- Replace faulty items with better quality, where possible
- Get help from qualified professionals
- Buy products from reputable, knowledgeable companies
- Have products fitted by trained fire door fitters
- Keep checking and maintaining performance.

THANKYOU !

Jacky Sinclair DipGAI, RAI, FIAI

Technical Consultant, Guild of Architectural Ironmongers