

1.8 SOLID CORE DOORS

BCA: C3.11

PURPOSE

A solid core door is installed across an opening in a fire-rated wall to maintain separation of sole occupancy units from public areas or other sole occupancy units.

REQUIREMENTS OF THE EQUIPMENT

An approved doorset is one that is of solid construction that not less than 35 mm thick and tight fitting (minimal gaps between door leaf and frame). The door must be self-closing or close automatically on the operation of an approved sensing device or on the loss of power supply. Self-closing means equipped with a device that returns the door to the fully closed position immediately after each opening.

METHOD OF OPERATION

On receipt of a signal through the fire alarm system, the hold-open device or automatic closing doorsets must release the door. Alternatively, when electrical power to that area fails, the electro-magnetic hold-open device must then release the door. Once released, the door must close cleanly and be unimpaired in its operation.

It is essential that no unauthorised means is used to hold open a door.

MAINTENANCE CHECKS

It is recommended that the relevant building surveyor should require that solid core doors be inspected annually.

The owner may delegate this function to another person or body where necessary or appropriate.

It is recommended that where any corrective action involves repairs to the door leaf, such repairs should be carried out by the original manufacturer.

Before a door is rendered unserviceable for maintenance, the following precautions shall be taken by the repairer:–

- Advise the owner or occupier, so that any necessary precautions can be taken; and
- Where the door is to be removed and cannot be re-installed within three hours, the nearest fire brigade, and the monitoring service to which the alarm is connected, should be advised; and
- If the door protects an opening in a fire-isolated escape route or in a wall required to have a four-hour fire-resistance, permission should be obtained from the regulatory authority (building surveyor) as well as notice given to the monitoring service as in (b); and
- A door should not be rendered unserviceable for maintenance while any fire alarm or fire suppression system in the building is inoperative.

It is essential all solid core doors located in fire-rated walls are maintained in operational condition at all times.

MAINTENANCE RECORDS

To ensure a proper history of each solid core door in a fire-rated wall separating public areas from sole occupancy units and doors separating sole occupancy units in the premises is retained, the following records must be available and maintained:–

A log book,

- a) showing:–
 - i. Identification of the building and its owner; and
 - ii. The supplier of the doorset; and
 - iii. The date(s) of commissioning of the doorsets in the building.
- b) Identifying of each doorset, showing:–
 - i. Its identification number; and
 - ii. The type of door and its dimensions; and
 - iii. The items of hardware installed on it and, where applicable, the markings on that hardware; and
 - iv. The items of door furniture fitted; and
 - v. Any subsequent repairs or replacement of any part of the doorset.

The pages of this log book must be numbered.

A log sheet to record this information is provided in Appendix C of this manual.