

CASE STUDY: Leighton Park School - Fire Door Inspection and Maintenance



Customer requirement

The head of estates at Leighton Park School asked RES to provide training in the form of a Powerpoint Presentation and an accompanying Fire Door Maintenance checklist that could be presented to caretakers and maintenance staff so that regular fire door inspections and minor maintenance issues could be addressed in-house.

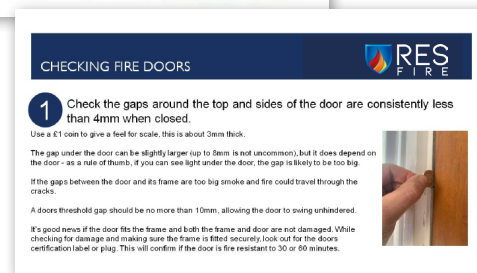
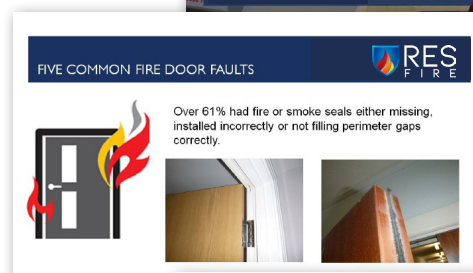
Leighton Park School is one of the leading day/boarding schools in Berkshire. Situated on a 65 acre site, there are over 20 modern and old buildings which cater for over 470 students comprising of 70% day boarders and 30% full boarders.

Our solution

RES provided a comprehensive PowerPoint Presentation titled "Inspection & maintenance guide to Fire Doors" that covered the following areas:

- Importance of having compliant fire doors
- The life-saving benefits of fire doors
- Five common fire door faults
- Checking fire doors
- Common terminology
- BS 9999:2017 Annex I Routine fire door inspections and maintenance
- Upgrading fire doors
- Firas certification scheme

Our Passive Fire Protection Manager, Anthony Chapman is available when required to present the PowerPoint to the caretakers and maintenance staff as well as providing an electronic copy for reference and use internally on site.



The “Fire Door Maintenance Check List” provided can be used by staff to regularly inspect and record all the fire doors at the school. RES can then easily be notified of any issues that require the attention of passive fire protection engineers.



FIRE DOOR MAINTENANCE CHECK LIST

Premises: _____ Location: _____	Door No: _____ Date: _____	<input checked="" type="checkbox"/> Pass <input checked="" type="checkbox"/> Fail (record overleaf)
Door gaps and damage		
Are the gaps around the top and sides of the door consistently less than 4mm when closed	<input type="checkbox"/>	
Is the door a good fit into its frame	<input type="checkbox"/>	
Is the door frame firmly attached to the wall	<input type="checkbox"/>	
Is the frame including its door stops undamaged	<input type="checkbox"/>	
Is the door free from damage including dents, and holes	<input type="checkbox"/>	
If the door is veneered or lipped, is the glue still holding these products firmly in place	<input type="checkbox"/>	
Is the doors threshold gap no more than 10mm, allowing the door to swing unhindered	<input type="checkbox"/>	
If the door is fitted with a threshold seal, does the seal make contact with the floor covering when the door is closed	<input type="checkbox"/>	
Door closers		
Does the doors closure system close the door as designed	<input type="checkbox"/>	
Is the closer securely attached to the door and frame	<input type="checkbox"/>	
Is the closer free from damage and not leaking	<input type="checkbox"/>	
If hung in pairs, do doors close in line if both opened and released together	<input type="checkbox"/>	
If hold-open device is used, does the device release the door when required	<input type="checkbox"/>	
Are doors without closers kept locked shut	<input type="checkbox"/>	
Intumescent / smoke / acoustic seals		
If fitted, are the intumescent seals or intumescent cold smoke seals around the door or frame undamaged	<input type="checkbox"/>	
Are the seals well attached inside the groove in the frame or the door	<input type="checkbox"/>	
Are the seals free from paint	<input type="checkbox"/>	
Hinges		
Does the door have three fire rated hinges fitted	<input type="checkbox"/>	
Are the hinges firmly fixed, with no missing or broken screws	<input type="checkbox"/>	
Are the hinges free of metal fragments and oil leakage (these are signs of wear)	<input type="checkbox"/>	
Glazing and glass (checks also apply to glass panels forming part of the fire rated partition)		
Is the intumescent seal continuous and attached to the glass and bead	<input type="checkbox"/>	
Are the glazing beads well attached to the frame and free from damage	<input type="checkbox"/>	
Is the glass free from damage and cracking	<input type="checkbox"/>	
If the glass has been replaced, is it fire rated glass	<input type="checkbox"/>	
If glazing panels are below 1500 mm from the bottom of door, is the glass safety glass	<input type="checkbox"/>	

Result

Our customer is now able to confidently inspect and maintain the fire doors on their premises, safe in the knowledge that RES are on-hand to address more serious defects such as upgrading doors, replacing doors and door-sets as required.

Effective fire-resisting doors are vital to ensure occupants are able to evacuate to a safe place. Correctly specified and installed doors will hold back fire and smoke, preventing escape routes becoming unusable as well as preventing the spread of fire.



Leighton Park School

“Thank you and your team for the amazing effort you have all put in to support and guide us in our efforts to stay compliant.”

Alan Rumney - Head of Estates - Leighton Park School

Our Fire Door Services:

- Fire Door Installation
- Fire Door Inspections and Maintenance
- Fire Door Repairs
- Fire Door Guidance, Advice and Training