

FIRE DOORS IN FLATS

Approved Document B2 provides guidance on when fire doors should be fitted within flats. There is a specific recommendation that the entrance door to a flat that opens onto a common area should be a fire door, classified as meeting a half-hour fire resistance, fitted with smoke seals and self closing.

Internally the recommendations vary depending upon the floor level of the flat.

- 1** Flats that are located on the ground floor do not need fire doors if the habitable rooms have a means of escape.

This means of escape must be directly from each room to the outside and can be either through a door or window meeting the Emergency Egress recommendations (see BWF guide); or

All the habitable rooms directly access a hall leading to the entrance.
- 2** Flats that are located on an upper floor that is below 4.5 m do not need fire doors if the habitable rooms have a means of escape through a door or window meeting the Emergency Egress recommendations (see BWF guide on Emergency Egress).
- 3** Flats that are located on an upper floor that is above 4.5 m will need fire doors between the habitable rooms and the hall leading to the entrance.

Alternative design layout options are available that would reduce the need for fire doors at these levels, for example open plan arrangements may not need fire doors.
- 4** One special condition covers blocks of flats of maximum four storeys with a top floor not more than 11 m above the ground with a single stair. In this situation fire doors can be omitted from the internal layouts of each flat provided that the external lobby is separated from the stair well by another fire door.

None of the fire doors within the flats will need door closers.

All the internal doors are classified as FD20s. Members of the BWF-CERTIFIRE Fire door and doorset scheme do not supply FD20s and therefore FD30s must be used including all the specified hardware and intumescent seals (see BWF guide on FD20s)

Most flat units are of three or four storeys and will therefore require fire doors within the second and third floor flats. It is usual for builders to use the same doors throughout the other lower areas to avoid the incorrect fitting of non fire doors on the upper floors.

This Guide is a BWF interpretation of the recommendations set out in Approved Document B2 2006.

Note: Whilst every effort has been made to ensure the accuracy of advice given, the BWF cannot accept liability for loss or damage arising from the use of the information supplied in this publication.

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