



Fire Doors in Dwellings

This document gives guidance on the use of fire doors (FD20) within dwellings to comply with Building (Guernsey) Regulations Requirement B1.

The guidance applies solely to locations within a dwelling, i.e. either within a single family dwellinghouse or a within an individual flat where the Guernsey Technical Standard (GTS) B Fire Safety guidance refers to the use of a door to provide an FD20 standard of fire protection.

FD20 fire doors can be used to form part of the enclosure to:

- a protected stairway in a single family dwelling house, or
- a protected entrance hall or protected landing in a flat.

This guidance does not apply to a door between a house and a garage, flat entrance doors or fire doors located in the common parts of buildings containing flats.

This guidance covers the following areas of policy with regard to fire doors within dwellings:

- intumescent seals
- cold smoke seals
- protection to cupboards

For doors opening on to a protected escape route situated within a single family dwelling-house or within an individual flat, FD30 door leaves that have been tested as part of a set incorporating intumescent edge protection are acceptable when installed with or without intumescent edge protection. Edge gaps to the Jamb and head of the door should be a maximum 4mm. The gap at the bottom of the door

should be restricted to maximum of 22mm from an unfinished floor and a maximum of 10mm from a finished floor.

Building Regulations do not require cold smoke seals to be fitted to fire doors opening on to a protected escape route situated within a single family dwelling-house or within an individual flat.

Where cold smoke seals are fitted, the smoke alarm in the circulation space (protected entrance hall or protected stair) may be activated slightly later in the development of the fire. However, there will be the same amount of smoke in the protected route when the detector is activated and contamination after this point will be slower due to the presence of the smoke seal. Therefore, conditions on the escape route should be improved and allow occupants to escape more safely.

Cupboards opening on to a protected escape route situated within a single family dwellinghouse or within an individual flats should be fitted with a fire door (e.g. min FD20 rating). The door need not be self-closing.

2 certification schemes are available for Fire doors:

- A) Fire doors certified under the BWF Certifire fire door and doorset scheme can be identified by a tamper evident label on the top edge of the door leaf. The certificate confirms the manufacturer, serial number and the fire rating for the door.
- B) Fire doors certified under the BM Trada Q-Mark scheme have a circular plastic plug in the side of the hinge jamb. The plug has a colour coded background with a tree symbol inside. The plug for 30 minute doors is coloured yellow.

This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting us.

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A duty building control surveyor is normally available to provide general guidance at our Frossard House offices between 9am - 10.30am and 3pm - 5pm Monday to Thursday (4.30pm on Friday), during which telephone calls are welcome. Outside these times, an answering service will be available where you can leave a message.

Please note, the duty building control surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.

Please be advised that this guidance note relates only to the situation with regard to Building Control and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning and development should not be commenced until and unless all necessary statutory consents have been obtained.