

Advice Leaflet 26 Doors – Use of Hold Open Devices on Fire Doors

Ref FS-PAN026
Rev Aug 2008
To be reviewed Aug 2010

West Yorkshire Fire & Rescue Service
Fire Safety Group
Oakroyd Hall
Birkenshaw
West Yorkshire
BD11 2DY

Tel: 01274 682311
Fax: 01274 655888

Introduction

The following note is based on guidance approved and issued by the Chief and Assistant Chief Fire Officer's Association on 20 March 2003.

General Principles

Where self-closing fire doors cause serious restriction in the free movement of people within a building, the occupier may need to consider installing automatic door release mechanisms.

- A site-specific risk assessment should normally be carried out and the following criteria should be appropriately applied:
- The door release mechanism should conform to an appropriate standard or be accredited as part of the European Construction Product Directive (CPD).
- Doors, fitted with automatic releases should be actuated by an appropriate automatic fire detection and alarm system.
- The system should give warning of smoke in the areas on either side of a door fitted with an automatic release device. The positions of the detectors should be in accordance with the recommendations of BS 5839: Parts 1 or 6.
- In buildings in which people sleep within rooms accessed by corridors, other than short lengths of corridor, research has shown that passage of hot fire gases through a door crack can produce smoke sufficiently dense and cool for a corridor to become smoke-logged before adequate warning can be given by detectors in the corridor. In this case, a system in which detectors are installed in rooms that open onto the escape routes, as well as within the escape routes themselves, would be appropriate.

All automatic door releases should be triggered by each, or any, of the following:

- The detection of smoke by an automatic detection; or
- The actuation of an alarm by a manual fire alarm call point; or
- The failure of the fire warning system.

Each automatic door release should be provided with means of manual operation from a position at the door (closing door by hand/foot is considered suitable).

Advice Leaflet 26 Doors – Use of Hold Open Devices on Fire Doors

In sleeping risk premises each door fitted with an automatic door release should be closed at a predetermined time each night and remain closed throughout the sleeping hours. The method of achieving this may be either automatic or manual, depending on the type of release mechanism installed, but compliance with this will be a matter for the management regime of the premises/workplace. Any remote or unsupervised release of self-closing fire doors may injure occupants. The responsible person should only carry out fire alarm tests and/or remotely release self-closing fire doors if arrangements (so far as is reasonably practicable) are in place to safeguard the occupants from injury, e.g. by a door striking an occupant.

The release mechanisms should be operated at least once each week to ensure that:

- The mechanisms are working effectively, and
- The doors are not warped and close effectively into their frames.

The release mechanisms should operate within 20 seconds of the fire alarm operating.

Doors fitted with release mechanisms should be provided with appropriate signage e.g. '*Automatic Fire Door – Keep Clear*'.

The devices must be tested weekly, in association with the testing of the fire alarm system, and maintained in accordance with the manufacturer's instructions. A record should be kept of all testing and maintenance activities. Doors fitted with such devices should be kept closed during periods when the fire alarm system is isolated for maintenance purposes.

Self-Contained Release Devices (SCRD's)

SCRD's are not normally directly connected to a fire alarm system and it is important that additional points are taken into account and/or considered when these types of devices are to be installed. These points are set out below:

Acceptance depends upon the outcome of a site-specific risk assessment. They should not normally be used on doors protecting single stairway buildings or protecting other critical means of escape.

The fire alarm system should have a secondary power supply to a standard as detailed in BS 5839: Parts 1 or 6.

The fire alarm audibility level at the position of any acoustically actuated device must be sufficient to ensure that the mechanisms will release the door upon the actuation of the fire alarm system.

The management of the premises/workplace should ensure that there are procedures in place (either manual or automatic) to de-activate any or all of the devices in the following circumstances:

- When there is a fault in the fire warning system
- When the fire alarm system is isolated for any reason e.g. maintenance
- Any other circumstances when the sound of the fire alarm will not trigger the device

Self-contained devices should have their batteries replaced at least every 12 months or when the low voltage-warning device sounds.

Advice Leaflet 26
Doors – Use of Hold Open Devices on Fire Doors

Bibliography

Detailed guidance on the selection and installation of automatic door release mechanisms may be obtained from the following bibliography.

TITLE	AVAILABLE FROM
BS 5839: Part 3: Specification for automatic release mechanisms for certain release mechanisms for certain fire protection equipment	BSI
BS 5839: Part 1 Code of Practice for system design, installation and servicing	BSI
BS 5499: Part 1 Specification for fire safety signs	BSI
Approved Document B, Building Regulations 1991	SO

Publications can be obtained from the following addresses:

British Standards Institution (Sales) 389 Chiswick High Road London, W4 4AL	Tel: 0208 996 7003 e-mail: cservices@bsi-global.com web: bsonline.techindex.co.uk
The Stationery Office Ltd PO BOX 29 Norwich, NR3 1GN Or Blackwells 21 Blenheim Terrace Leeds, LS2 9HJ	Tel: 0870 600 5522 Fax: 0870 600 5533 e-mail: customer.services@tso.co.uk web: www.tso.co.uk/bookshop/bookstore.asp Tel: 0113 245 2623 Fax: 0113 242 5641 e-mail: osleeds@blackwellsbookshops.co.uk