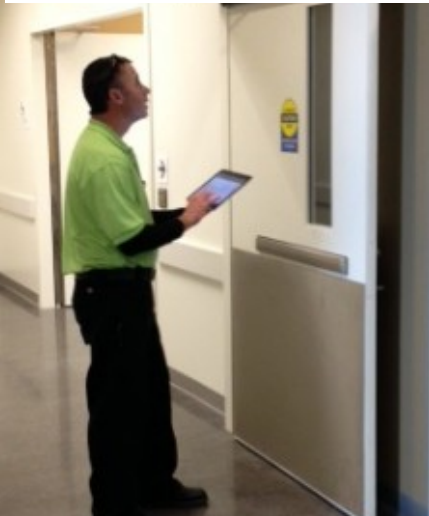


You've had the fire doors inspected, what's next?



AS1851-2012 Sect.12 and all earlier versions state, "Repairs shall be made, and defects that could interfere with operation shall be corrected **without delay.**"

Simply inspecting the fire doors is not enough. The next step is the one that saves lives!

Fire Door Repairs

You have received the results of the fire door inspection, now it is time to make the necessary repairs to ensure your building occupants are safe in the face of a fire, while also meeting code requirements.

Failure to properly maintain fire door assemblies in operating condition violates the NSW Environmental Planning and Assessment Act 1979 & Regulations 2000. In fact, according to AS1851-2012 Sect.12 any deficiencies noted during the inspection process must be repaired "without delay".

What are some common fire door repairs?

Here are a few of the most common fire door repairs:

- Adjust and/or fix gaps between the door and the frame minimizing the amount of smoke that may pass through
- Replace or repair fire door seals
- Replace missing or broken hardware
- Fix holes in the frame and/or fire door

But there are limitations to these repairs which may be affected at the facility where these doors are installed. These limitations are usually job site preparation for fire doors to holes for surface mounted hardware, function holes for mortise locks, minor patch + paint where the door fabric has not been degraded, etc. At facility modifications beyond this may void the certification for that fire door, and require recertification of the assembly. Recertification must be performed by a certifier accredited rated-door certifier.

Let experts carry out fire door repairs

Ensure that whomever you use to carry out repairs to rated doors and frames has the expertise to ensure these doors are repaired correctly.

Like any other essential service, the building owner or managing agent must choose whom they deem as having such expertise and therefore they are burdened with assuring that only those having that expertise conduct the repairs.

We suggest that building owners and managers query the contractor deemed to have this expertise for themselves or have a professional nominee do this for them. This querying will be on the contractors knowledge of both the Passive Systems: BCA part C3 and referenced installation standards i.e. CA.57(older fire doors), AS1905.1 (fire doors), AS6905 (smoke doors), and AS1851-2012 Sect.12 (service & repair).

Fire Safety Reports & Statements, Infrared Thermography, Building Code Assessments, Accessibility Assess, Cooling Tower Risk Management Evaluation, Building Services Engineering & Facility Maintenance Management Advisory, Asset Condition Audits, WH&S, Forensic Engineering, Environmental Audits, Machinery & Site Hazard Assessments, Thermal Comfort, HVAC Smoke Control Strategy, Fire & Smoke Damper assessments.

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