SECURITY DOORS FITTED TO FIRE DOORS ON SOLE OCCUPANCY UNITS

The Queensland Fire and Emergency Services (QFES) has received a large number of enquiries from unit owners regarding security doors fitted to sole occupancy unit fire doors.

Background

In buildings containing two (2) or more separate units there is a requirement for each of these units to be fire separated. This fire separation includes the installation of a "Fire Door" as the main entrance.

The introduction of the *Building Fire Safety Regulation 2008* (BFSR) has resulted in greater public awareness for unit owners on fire safety matters. Unit owners, bodies corporate and fire maintenance contractors may be confused with the requirements for the maintenance of fire doors in units, in particular, the installation of security doors fitted to unit fire doors.

Fire Doors are installed to Australian Standard (AS) 1905.1 that references fire doors as the complete assembly (fire doorset). A fire doorset includes the frame, door and hardware fitted to the doorset. While security doors are not specifically identified in any technical document, the AS requires that all fittings to the fire doorset comply with the fire rating of that particular doorset.

Correct use of Fire Doors

The main area of concern is that the fire door may be held open and will not close in the event of fire. The fire door is installed to stop the spread of fire from one unit to the common area or from the common area into the unit. To restrict the spread of fire and smoke, these doors must not be chocked open for any reason. The use of chocks in this matter is illegal and will incur a penalty.

If the unit owner wishes to have their fire door open, they should contact their service agent to install a device that, on the activation of a smoke detector in their unit, or in the common area of the building, will release the fire door allowing it to automatically close fully.

Where can I go for more information?

If you require further information, visit the QFES website at www.qfes.qld.gov.au/buildingsafety/ for a contact list of Regional Community Safety Offices, the *Fire Safety Management Tool for Owner/Occupiers* and the associated *Advisory Notes*.

Also refer to the information sheet on "Fire Doors" at www.qfes.qld.gov.au/buildingsafety/pdf/QFES-BFS-InfoSheet-FireDoors.pdf.

Queensland Government