

FIRE DOOR RECTIFICATION PROGRAMME										
50650400 Neath Windsor Road 5										
WORK SCOPE OBSERVATIONS (BRIEF - FOR FULL DETAILS REFER SURVEY REPORT)										
	Door is not a fire door - replace	Door is not a fire door - replace	Gaps on the existing door leaf is 8mm at head and 20mm at bottom. Existing intumescent only strips in the frame require changing to combined intumescent and cold smoke seals. Sidelight has Georgian wired glazing but no seal, refer JN previous comments that Georgian wired glazing does not necessarily require seals, therefore no works to the side light are required. NOTE: adjacent side wall has glazing to BS676 but carries no intumescent seals. We propose to remove existing glazing bead and glazing from the glazed wall. Install intumescent seals around all 4 sides of the glazing and reinstater back into the wall construction using new glazing bead	The existing floor gap at the leading edge is 16mm but reduces to 0mm when the door opens due to the floor level. We have spoken to S Barber and due to the door being a solid brich ply construction then the bottom of the door can be cut down to square off the bottom gap to a constant 16mm. A 6mm threshold can then be installed and a surface mounted dropseal fitted to close the remaining 10mm. In addition to this the door will require routing to receive 10mm strips and new hinges fitting	Door frame is damaged beyond repair around the electronic keep, combined with non fire rated hinges, no intumescent strips, excessive gaps which would require wedging frame, shaving door leaf and lifting with the addition of a dropseal. It is more economical to replace the door set	Door can be remediated. Hinges should be replaced with a G13 R&T HiLoad Fire rated hinge set. Door leaf will require routing and 15mm intumescent strips installing. Gaps will require adjusting by wedging the frame and a dropseal installing	Door is damaged beyond any repair - replace door set. The area on the second floor appears to be unused but we are unsure as to what this way / is to be used for. Ironmongery is therefore replicated as the original with a lever lock system but giving thumbturn egress from the area on to the fire escape stairs.	Quidvis has stated this as an FD30S but door is 54mm on site indicating 60 minute. The door should be 60 minute due to basement hazard room. This door has non conformances including non fire rated hinges, excessive gaps up to 8.5mm on edges, however the leaf is warped and does not sit in the frame correctly. Door should be replaced	Door is not a fire rated door set	Door is split Panels in door are only 6mm thick Replacement required Door is not a fire rated door set
	Replace door set with F4 type FD30S. Ironmongery to be lever latch. Leaf finished in white, frame and architraves finished in Noble Grey	Replace door set with F4 type FD30S. Ironmongery to be changed from lever latch to standard pull / push as door accesses a fire escape stair well. Leaf finished in white, frame and architraves finished in Noble Grey	Remove the door leaf and install 18mm lipgrip to the bottom of the door. Shave the head of the leaf to square and replace the door and lift the leaf to close head gap using new G13 hinges. Install dropseal and adjust the side gaps by easing and adjusting. Install new bespoke kick plates to the bottom of the door to conceal the lipgrip. Replace the intumescent only strips with combined intumescent and cold smoke seals. Fill and wax holes in door where closer has been moved.	Remove door leaf and cut bottom of door to make the bottom gap a constant 16mm. Route all 3 edges of the door leaf and install 10mm intumescent and cold smoke seals and replace the door with Royd & Tucker H8 load 102 G13 hinges	Replace the door set with an S Barber PASS door complete with eye viewer and rated to FD30S.	Remove leaf and route on all 3 edge and install 15mm x 4mm combined intumescent and cold smoke seals. Replace the door using new Royd & Tucker Hi Load HL302 G13 hinges and adjust gaps by removing architrave, wedging frame and reinstating the fire stopping. Install surface mounted dropseal.	Replace door set with F4 type FD30S. Ironmongery to be lever lock with thumbturn egress. Leaf finished in white, frame and architraves finished in Noble Grey	Replace door set with F1 type FD60S. Ironmongery to be pull / push with an additional dead lock with thumbturn egress. Leaf finished in Concrete Grey, frame and architraves finished in Noble Grey	Replace door set with F2 type FD30S. Ironmongery to be lever lock with thumbturn egress. Leaf finished in white, frame and architraves finished in Brave Ground to match other 2nd floor door being replaced.	Replace door set with F2 type FD30S. Ironmongery to be lever lock with thumbturn egress. Leaf finished in Concrete Grey, frame and architraves finished in Noble Grey
	LBG369713	LBG369714	LBG369715	LBG369718	LBG369722	LBG369721	LBG369717	LBG369720	LBG369716	LBG369719