

# FIRE DOORS

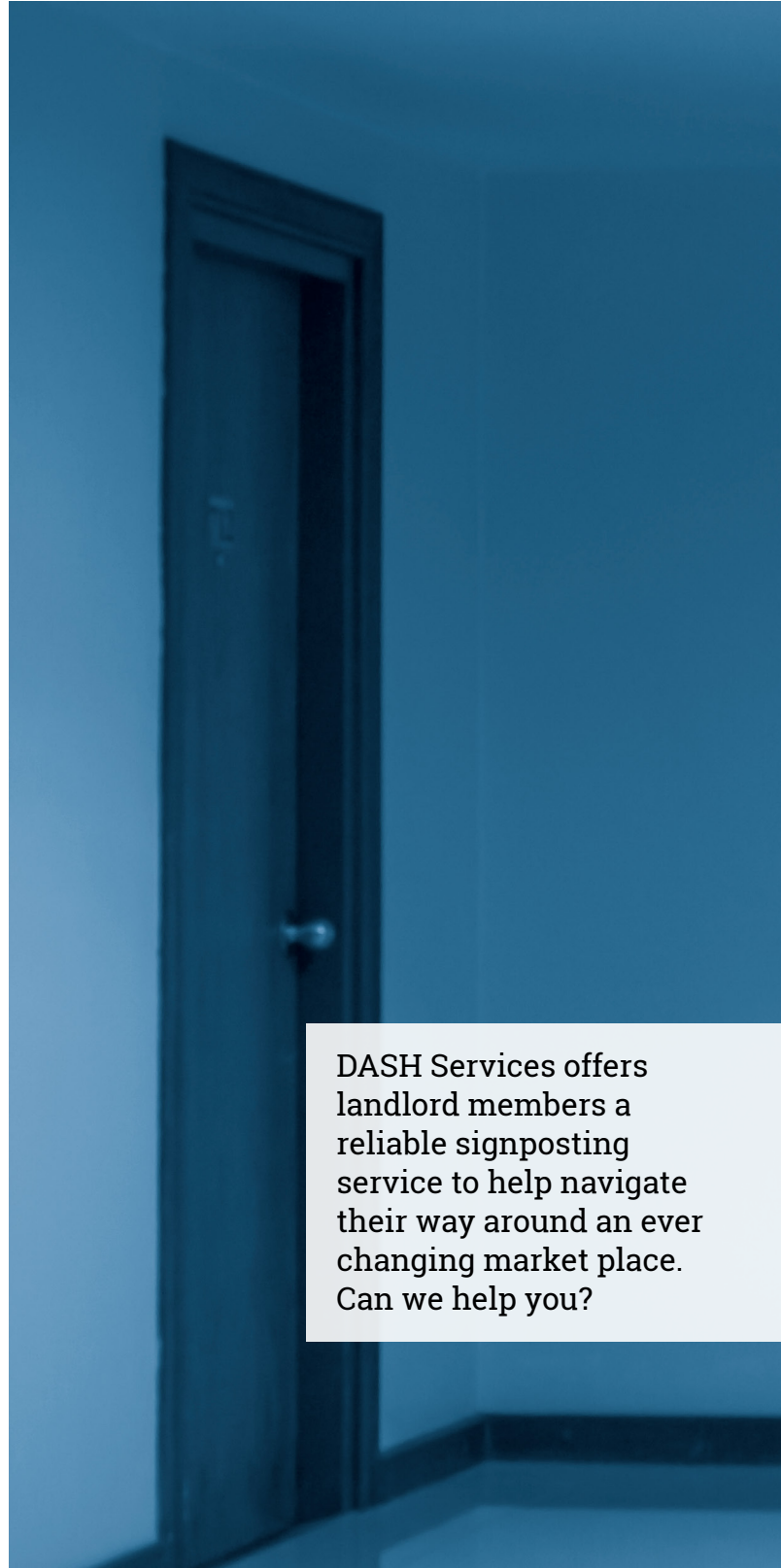
Landlords are responsible for fire safety in private rented accommodation, and as part of this you may be required to replace some internal doors following a DASH inspection.

A fire in your property can result in your tenants' lives being put in danger, not to mention the severe damage that can be caused that could leave you with costly repairs and a house with no rental income.

## Fire Resistance Requirements

DASH may request that an internal door or doors at a rented property be upgraded to ones that provide a greater level of fire resistance than the ones already fitted. This may be due to a number of reasons including:

- The existing door provides little or no fire resistance due to damage, poor fit, its design (sliding and bi-fold doors), poor construction, inappropriate materials, areas of glazing etc.
- The door is critical to protect the only fire escape route available.
- The door is required to enclose a room from which a tenant may need to escape via an escape window, such that the door must have sufficient fire resistance to give time for the use of that escape window.
- To replace a door that has been removed by the landlord or tenant.



DASH Services offers landlord members a reliable signposting service to help navigate their way around an ever changing market place. Can we help you?



For more advice,  
visit our website at  
[dashservices.org.uk](https://dashservices.org.uk)

## DASH inspections

Our highly experienced inspection team will make a decision based on a number of factors, including the size and layout of a building, distances to exits, the number of storeys and the current level of fire safety in the property. In addition, we look at the occupants and their use of the building to compile an assessment.

Inspectors check the doors fit correctly into the frame (gap should be less than 4mm around the frame) and gap at the bottom of the door should be as small as practicable. Inspector will also check if the door requires a self closer and/or fire seals.

## DASH Accreditation

It is worth noting that in order to seek DASH Accreditation, landlords need to commit to provide accommodation that complies with guidance in the LACORS Fire Safety Guide, the DASH Scheme Manual, and the overall commitment to best practice in the Private Rented Sector.

## What does the guidance say?

The LACORS Fire Safety Guide recommends all escape routes required for fire evacuation are ideally provided with 30 minutes fire protection, and this will be required in the majority of HMOs where necessary due to risk.

The guide does acknowledge that in the majority of lower risk premises (family homes in single occupation of perhaps one and two storeys), existing doors of sound conventional construction may be adequate.

Fire doors are made of heavy, solid, fire resistant materials and are equipped with intumescent strips, fire rated hinges and can have self closing mechanisms if required. They provide a temporary barrier against fire and smoke for a specific time, for example FD30 give 30 minutes barrier, FD60 give 60 minutes and so on.



Professionally fitted fire doors provide additional safety for your tenants and extra time to escape in the event of a fire.

## Do I always need to fit fire doors?

No, not in private rented accommodation that is not an HMO, but it is the landlord's responsibility to consider the fire risks at their rented property and reduce them to an acceptable level. You should seek professional advice if you do not feel appropriately experienced to undertake that assessment.

Following a DASH inspection, our inspectors will provide you with a brief report containing any specific requirements to upgrade doors, and that will include a specification of fire resistance to be achieved in line with the British Standard BS476. Fire doors require fitting into specific frames by suitably qualified and experienced tradespeople.

Where an existing door is not adequate but does not need to be replaced with a fire door, you should still check that the replacement door still allows a minimum of about 20 minutes fire compartmentation. We recommend you purchase a door with an FD20 (or higher) specification and keep the receipt/ documentation as evidence of compliance.

## What if the tenants don't want fire doors?

As mentioned, it is the landlords responsibility to ensure tenant safety, and although the tenants' views should of course be respected and accommodated where possible, ultimately the landlord will need to pursue the normal, legal channels to obtain access to undertake any necessary works of repair and improvement.

An enforcement body such as the Council, Fire Service or Courts are unlikely to accept an explanation that the tenants had refused as an acceptable reason for not undertaking fire safety improvements, particularly in situations where tenants may have subsequently lost their property or have suffered injury due to fire and have now changed their mind and wish to pursue claims for damages.

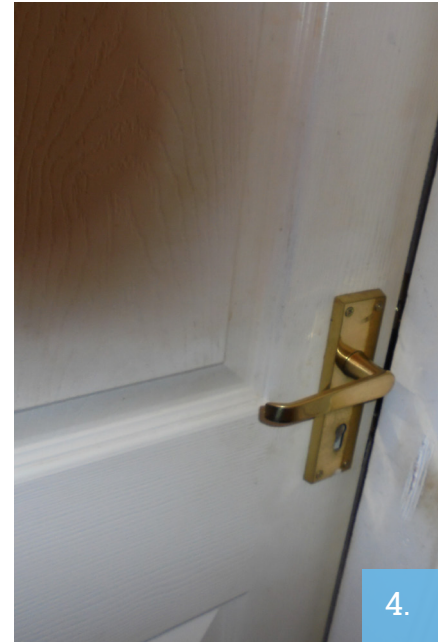
## When is a door too dangerous for DASH Services approval?



Damaged doors can allow smoke to escape and are a safety hazard in the event of a fire.



Doors made of inappropriate materials are considered to be dangerous.



Poorly fitting doors do not allow adequate protection against a fire.

## Further resources

DASH Services is a Private Rented Sector service for Local Authorities, Landlords & Tenants and is hosted by Derby City Council on behalf of a number of different Councils across England.

We will always try to ensure that all material on the site is as accurate and valid as we can make it. However, you should note that content is for general information only and we cannot guarantee that the information and advice given will always apply to a specific situation, or that the documents and forms provided will always be the most suitable for your particular situation.

The use you make of the information and services provided on site is your responsibility and we cannot accept liability for any problems resulting from your use of the DASH Services site.

### Fire Door Safety Regulations

Local authorities are responsible for enforcing safety standards and carry out inspections. Authorities are bound by the Regulatory Reform (Fire Safety) Order 2005 to ensure properties and their tenants are safe.

The LACORS Fire Safety guidance provides valuable advice on all aspects of provisions for fire safety in rented properties. You can download the booklet here:

<https://www.dashservices.org.uk/Resources/>

## Contact DASH Services

DASH Services  
Derby City Council  
The Council House  
Corporation Street  
Derby  
DE1 2FS



01332 641111

[dash@derby.gov.uk](mailto:dash@derby.gov.uk)

[dashservices.org.uk](https://www.dashservices.org.uk)

