



Maintenance Manual
Fire Doors

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CMS Window Systems

About CMS Window Systems

Since our inception in 2006, at CMS Window Systems, we have grown sustainably to become one of the UK's market leading designers, manufacturers and installers of PVCu and aluminum windows, doors and curtain walling systems.

We have specialist manufacturing and recycling facilities at our headquarters in Castlecary, Cumbernauld and further

manufacturing and recycling capabilities at our facilities in Kirkcaldy and East Kilbride.

Our commitment to exceptionally high standards of quality, service and aftercare ensures we build long standing relationships with our diverse client base.

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Fire Doors

Fire door maintenance



Fire doors are intended to provide a similar level of fire resistance to the structural elements of a building. However, since doors are usually opened and closed many times during a day, it is important for regular maintenance inspections be performed.

The inspection of fire doors should be appropriate for the building use. For high life-risk buildings (eg hospitals, schools etc) this may be once per month, alternately buildings with low life-risk may be every six months.

A recommended clearance of 3 mm (between door and frame) along the head of the door and down the sides should be maintained.

Where applicable, any signs of damage to glass or the glazing system, as the glass and glazing system are critical to the performance of the fire door, should be corrected.

Inspect fire and smoke seals (as maybe fitted) for any signs of damage, degradation or missing in part or total, as either of these will have serious implications on the fire door performance

Hinges should be inspected for signs of wear. Worn hinges should be replaced with those that perform in accordance with the latest edition of BS EN 1935 and have corrosive test evidence in accordance with BE EN 1670.

Fire door maintenance continued

- Ensure that (where fitted) the latch or lock furniture moves freely and engages fully. Damaged or badly worn latch or lock furniture should be replaced immediately
- Self-closing devices should be examined to ensure it closes the door leaf properly. The door should close effectively from any angle. There are a number of reasons why doors may fail to close:
 - Check that there are no foreign bodies or other objects obstructing the door.
 - Check that any smoke seals (as maybe fitted) remain correctly fitted and are undamaged.
 - Check the latch (if fitted) to ensure correct operation

Any self-closing device (as may be fitted) which is unable to be effectively adjusted should be replaced using a closer that has been validated by test for use on a door assembly of similar specification and performs in accordance with the latest edition of BS EN 1154.



It is not easy to repair doors and maintain the interactive behaviour of the various component parts. Repairs should be performed via a professional source, where significant damage is detected the door leaf should be replaced in total.

Door leaves providing a 60-minute fire rating or higher should be replaced, not repaired.

Note: In the event of damage that necessitates the replacement of one leaf of a double door, both leaves should be replaced

with a new matching pair. As a commitment of continuous improvement and possible changes of legislative requirement, would make it virtually impossible to ensure that a replacement single leaf would be of identical construction to that being removed.

Fire Door Decoration

Fire door leaves are generally not required to provide a specific surface spread-of-flame barrier and may therefore be re-decorated as desired.

The over painting/varnishing of intumescent seals does not have any detrimental effects but it is recommended that such action is

limited to a maximum of 5 (five) coatings.

Where intumescent seals are incorporated within the doorframe the use of heat or chemicals in preparation for recoating should be avoided.

Cleaning

CMS FD60 Fire Doors

Clean with a soft damp cloth to remove dirt and marks but do not use excess water as this

may damage the surrounding timber frame.

Recycling

CMS Window Systems is committed to recycling

Once a door has come to its end of its useful life the most environmentally considerate way to treat the product is by reusing the material, if safe to do so, or recycling to avoid sending it to landfill. At CMS Window Systems every end-of-life door we extract is returned to one of our dedicated recycling facilities and broken down into its component parts:

- Glass can be melted down and remoulded to make new objects. The energy needed is less than the energy required to make new glass from raw materials.

- PVCu frames can be micronised and the resulting PVCu powder can be added to new PVCu profile for making new PVCu frames.
- Metal can be melted and remoulded, using less energy and resources than obtaining metal from metal ore.

Recycling diverts waste from landfill, reducing greenhouse gas emissions.

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