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***Fire Door Inspection Report***  
***Prepared by Triman Passive Fire***  
***For Test Client***

**123 Old Kent Road, London, SW1 2AA**

Surveyed: **17th September 2020** by **Rod Gilson**

# Table of Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2</b>	<b>ASSESSMENT OVERVIEW</b>	<b>4</b>
<b>3</b>	<b>INSPECTION - [FRD001] GROUND FLOOR &gt; ALL ROOMS</b>	<b>5</b>
<b>4</b>	<b>INSPECTION - [FRD121] FIRST FLOOR &gt; ALL ROOMS</b>	<b>7</b>
<b>5</b>	<b>REMEDIAL WORKS LIST</b>	<b>9</b>
	<b>APPENDIX: PHOTOGRAPHS</b>	<b>10</b>

# 1 INTRODUCTION

This report provides a record of the Fire Door Inspection Report at: **123 Old Kent Road, London, SW1 2AA** for **Test Client**. It was surveyed by **Rod Gilson** of **Triman Passive Fire** on the **17th September 2020**.

**The Client** Test Client

**Instruction** This Fire Door Inspection Report was undertaken in accordance with an instruction received from Test Client.

**The Property** 123 Old Kent Road, London, SW1 2AA

**The Surveyor** Rod Gilson of Triman Passive Fire

**Survey Date** 17th September 2020

**Scope and Purpose of the Fire Door Inspection Report**

**Scope**

All accessible doors in the building.

**Purpose**

To assist in the development of a strategy and action plan for fire door assessment inspection.

**Limitations of the Fire Door Assessment**

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

**Prioritisation of Recommendations and Remedial Works**

To assist in the development of a strategy and action plan for addressing recommendations in the fire door assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating:

**Urgent:** Immediate action required to prevent risk to the health and safety of relevant persons.

**Essential:** Planned action to improve fire safety within the premises.

## 2 ASSESSMENT OVERVIEW

### SURVEY DETAILS

**Survey Description**

A non-invasive assessment of the whole building.

### BUILDING DETAILS

**Building Type**

Commercial

**Building Form**

Multistorey

**Floors**




8

**Stairs**

2


### 3 INSPECTION - [FRD001] GROUND FLOOR > ALL ROOMS

Item	Response	Recommended Actions	Photo
Does this door(s) meet the required standards of a Fire Door.	Yes	No action required	No photo taken
Warning signage present.	Yes	No action required	No photo taken
Prohibition signage present.	Yes	No action required	No photo taken
Mandatory signage present.	Yes	No action required	No photo taken
Door signage both side of door leaf.	Yes	No action required	No photo taken
Door stops securely fixed.	Yes	No action required	No photo taken
Door frame securely fixed to adjoining wall.	Yes	No action required	No photo taken
Door selectors, correct closing sequence.	Yes	No action required	No photo taken
Any signs of modifications to the original door.	Yes	No action required	No photo taken
Has the door been illegally held open upon inspection.	Yes	No action required	No photo taken
Door leaf sits true within the frame.	Yes	No action required	No photo taken
Has the door been illegally held open upon inspection.	Yes	No action required	No photo taken
Door leaf sits true within the frame.	Yes	No action required	No photo taken
Door leaf sits true within the frame.	Yes	No action required	No photo taken
Door leaf has certification or manufacturers label attached.	Yes	No action required	No photo taken
Door leaf damaged at any point.	Yes	No action required	No photo taken
Door leaf damaged at any point.	Yes	No action required	No photo taken
Door leaf damaged at any point.	Yes	No action required	No photo taken
Door latches correctly in the keep, without excess movement.	Yes	No action required	No photo taken
Hold open devices release when tested.	Yes	No action required	No photo taken
Manual closers close the door from any angle.	Yes	No action required	No photo taken
Fire rated door closers present.	Yes	No action required	No photo taken
(Max) 3mm Top & Sides & 8mm Bottom or less, all around door leaf.	Yes	No action required	No photo taken
Are all intumescent strips correctly rated for the door set.	Yes	No action required	No photo taken
Door selector fitted & correct (FR).	Yes	No action required	No photo taken
Fire-rated (CE Marked) lock.	Yes	No action required	No photo taken
3x Hinges present on door leaf.	Yes	No action required	No photo taken

Fire-rated (CE Marked) hinges & all screws present.	Yes	No action required	No photo taken
Closers appear in (GC) without oil leakage.	No	* Arrange for installation of a door closer that is rated to BS1154 power level 3. <b>Urgent</b>	 <p><a href="#">(Photo 5)</a></p>
Fitted all round & in (GC).	No	* Arrange for installation of intumescent seals. <b>Urgent</b>	 <p><a href="#">(Photo 4)</a></p>
Latch engages without excessive movement when shut.	No <i>Lock mechanism incomplete, new lock required.</i>	* Arrange for installation of a new latch. <b>Urgent</b>	 <p><a href="#">(Photo 3)</a></p>

## 4 INSPECTION - [FRD121] FIRST FLOOR > ALL ROOMS

Item	Response	Recommended Actions	Photo
Does this door(s) meet the required standards of a Fire Door.	Yes	No action required	No photo taken
Door stops securely fixed.	Yes	No action required	No photo taken
Door frame securely fixed to adjoining wall.	Yes	No action required	No photo taken
Door selectors, correct closing sequence.	Yes	No action required	No photo taken
Any signs of modifications to the original door.	Yes	No action required	No photo taken
Door leaf sits true within the frame.	Yes	No action required	No photo taken
Door leaf sits true within the frame.	Yes	No action required	No photo taken
Glazing beads secure & in (GC).	Yes	No action required	No photo taken
Intumescent seals around glazing.	Yes	No action required	No photo taken
Glass correct (FR) for door.	Yes	No action required	No photo taken
Fitted all round & in (GC).	Yes	No action required	No photo taken
Are all intumescent strips correctly rated for the door set.	Yes	No action required	No photo taken
Door selector fitted & correct (FR).	Yes	No action required	No photo taken
Door selector fitted & correct (FR).	Yes	No action required	No photo taken
Fire-rated (CE Marked) lock.	Yes	No action required	No photo taken
3x Hinges present on door leaf.	Yes	No action required	No photo taken
Latch engages without excessive movement when shut.	Yes	No action required	No photo taken
Intergated (OP) fitted.	Yes	No action required	No photo taken
Intergated (OP) fitted.	Yes	No action required	No photo taken
Warning signage present.	No	* Arrange for installation of the correct fire door signage. <b>Essential</b>	No photo taken
Prohibition signage present.	Yes	No action required	No photo taken
Mandatory signage present.	Yes	No action required	No photo taken
Door signage both side of door leaf.	No	* Arrange for installation of the correct fire door signage. <b>Essential</b>	No photo taken

Door leaf has certification or manufacturers label attached.	No	* Client to provide proof of certification. <b>Essential</b>	
			<a href="#">(Photo 1)</a>
Door leaf damaged at any point.	No	No action required	No photo taken
(Max) 3mm Top & Sides & 8mm Bottom or less, all around door leaf.	No	* Arrange for adjustments to ensure the threshold seal makes contact with the floor when the door is closed. <b>Essential</b>	No photo taken
Fitted all round & in good condition.	Yes	No action required	No photo taken
Fire-rated (CE Marked) hinges & all screws present.	Yes	No action required	No photo taken



## 5 REMEDIAL WORKS LIST

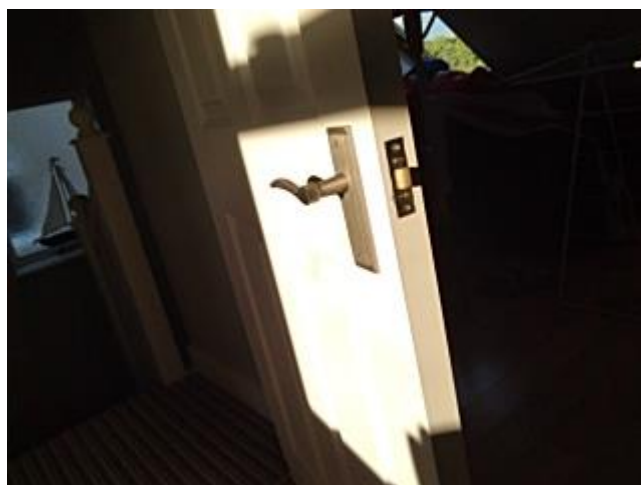
Asset	Priority	Item	Response	Recommended Action	Photo
FRD001	Urgent	Closers appear in (GC) without oil leakage.	No	* Arrange for installation of a door closer that is rated to BS1154 power level 3. <b>Urgent</b>	 <a href="#">(Photo 5)</a>
FRD001	Urgent	Fitted all round & in (GC).	No	* Arrange for installation of intumescent seals.	 <a href="#">(Photo 4)</a>
FRD001	Urgent	Latch engages without excessive movement when shut.	No <i>Lock mechanism incomplete, new lock required.</i>	* Arrange for installation of a new latch.	 <a href="#">(Photo 3)</a>
FRD121	Essential	Warning signage present.	No	* Arrange for installation of the correct fire door signage.	No photo taken
FRD121	Essential	Door signage both side of door leaf.	No	* Arrange for installation of the correct fire door signage.	No photo taken
FRD121	Essential	Door leaf has certification or manufacturers label attached.	No	* Client to provide proof of certification.	 <a href="#">(Photo 1)</a>
FRD121	Essential	(Max) 3mm Top & Sides & 8mm Bottom or less, all around door leaf.	No	* Arrange for adjustments to ensure the threshold seal makes contact with the floor when the door is closed.	No photo taken

## APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)

[Photo 8](#)