



Contractor Ltd

INSTALLS PASSIVE FIRE PRODUCTS

Building Inspection Report



Building Name	Titan Rise
Property Address	Regus Uk Afon House Worthing Road Horsham West Sussex
Report Date	Wednesday, 31 January 2024
Name	Contractor Admin
Accreditation scheme no.	158/29755. Admin



EXECUTIVE SUMMARY

INSPECTION TYPE:

VISUAL (NON – INVASIVE) – BASED ON A VISUAL NON-INVASIVE INSPECTION OF THE SURROUNDING STRUCTURE AND SEALING METHOD BETWEEN SURROUNDING STRUCTURE AND DOOR FRAME, FRAME, DOOR LEAF & DIFFERENT IRONMONGERY COMPONENTS THAT MAKE UP THE DOOR ASSEMBLY/ SET

PURPOSE & ROLE OF A FIRE DOOR

A fire door is an engineered safety device which must be maintained physically and operationally such that it will fulfil its life-safety and property protection roles in a fire by:

- Restricting the initial development of a fire - a correctly installed and maintained fire-resisting door can help to suppress a fire by restricting the amount of oxygen available to it.
- Restricting the spread of fire and its by-products (smoke and gases) through a building.
- Protecting escape routes, ensuring that occupants have sufficient time to safely evacuate a building.

FIRE DOOR RATINGS

- Fire doors are tested under BS 476 or EN 1634 then designated an integrity rating based on their fire resisting performance.
- An 'FD30' fire door would provide a 30-minute fire resistance with an "S" suffix denoting smoke resistance – i.e., FD30S.

FIRE 'DOORS' VS 'DOORSETS'

- A fire door set is a complete unit consisting of a door frame and a door leaf or leaves, supplied with all essential parts from one supplier. This guarantees that the entire door set and components, will match the fire-tested, original design and fire certificate.
- The integrity of a fire door may be compromised and thereby, its certification voided if it is installed into an existing frame which may be poorly nstalled, damaged or structurally unsound.
- Therefore, wherever practicable, fire door sets should be used. Summary section



THE IMPORTANCE OF FIRE DOOR MAINTENANCE

Despite their critical role, fire doors are typically one of the most neglected and overlooked fire precautions in a building. It is only when a fire occurs that the life safety and/or property protection consequences of poorly manufactured, installed or maintained fire doors become apparent. Regular testing and maintenance of fire doors and components is necessary to ensure that they will perform predictably in the event of a fire. It is also a legal duty under Article 17 of the Regulatory Reform (Fire Safety) Order 2005 to suitably maintain fire doors; "The 'Responsible Person' must ensure the premises and any facilities, equipment and devices provided in respect of the premises under this Order; are subject to a suitable system of maintenance."

COMPETENCE OF FIRE DOOR INSTALLERS AND MAINTENANCE OPERATIVES

The installation and on-going maintenance of fire doors should only be conducted by persons specifically trained to do so, ideally as part of a thirdparty accredited process. A fire door's ability to resist fire and smoke can be seriously compromised if it is not installed and maintained to prescribed standards.

DECLARATION

I declare that the work undertaken fully complies with the requirements of the Q-Mark Fire Door Maintenance scheme and that the work undertaken complies with Regulation 4 and 7 of the Building Regulations for England and Wales or in accordance with the local regulations in force at the specific job site location.



Action Level & Timeframe Summary

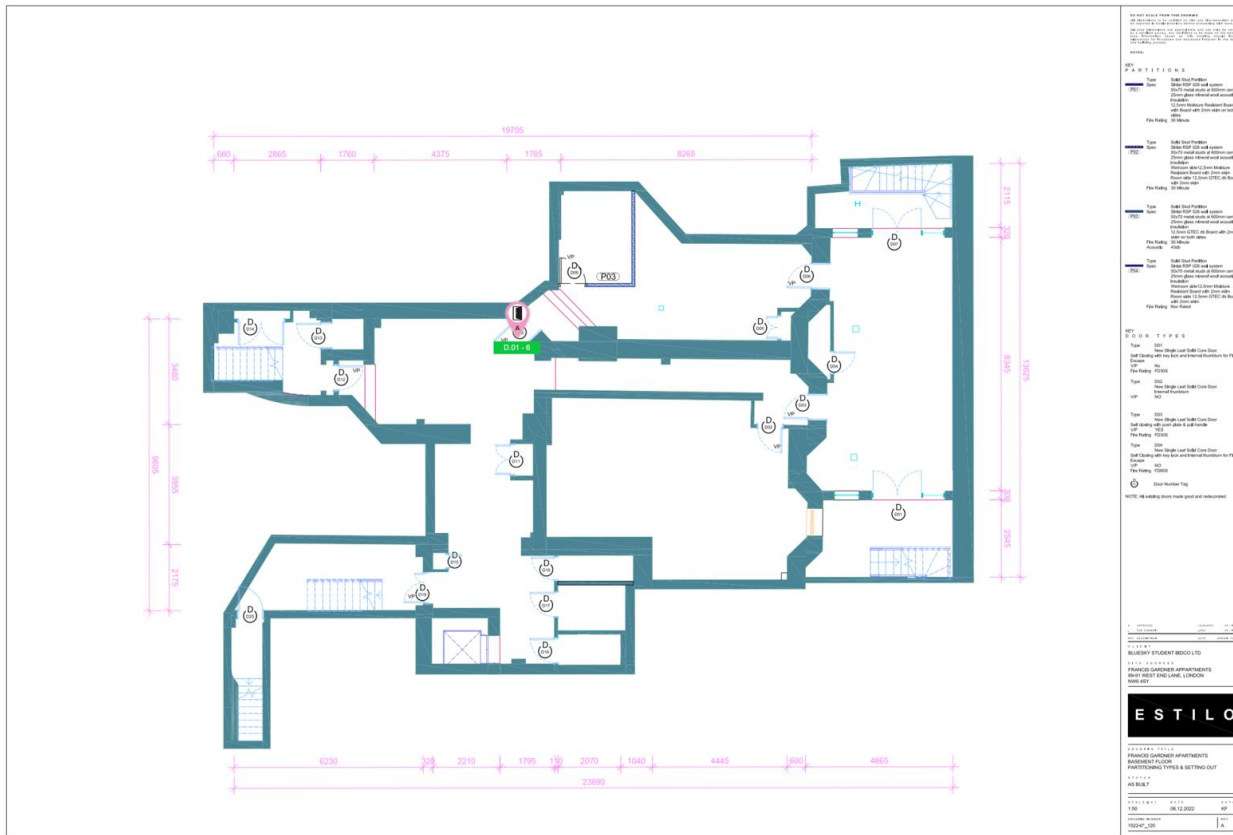
Level	Action Priority
N/A	Not applicable or compliant.
Low	Low level risk in a non-critical location. Low level non-compliance with remediation(s) or replacement(s) recommended within 12 months.
Moderate	In a location deemed moderate risk usually within or linked to an evacuation route. Moderate non-compliance with remediation(s) or replacement(s) recommended within 9-12 months.
High	In a location deemed as high risk usually in a principal position. High level non-compliance with remediation(s) or replacement(s) recommended within 3-6 months.
Critical	In a location deemed as critical and in a principal position. Critical level of non-compliance with remediation(s) or replacements(s) recommended within 3 months.
Replace	Unable to remediate to make compliant and needs replacement.

Test Evidence Grading Summary

Level	Test Evidence Available
N/A	Not applicable.
1	Clear test evidence/report, historical assessment/inspection, 3rd party certification or project assessment and complete records at time of inspection. Clear evidence that installation was carried out by a 3rd party certified contractor.
2	Clear test evidence/report, historical assessment/inspection, 3rd party certification or project assessment and complete records at time of inspection. No evidence that installation was carried out by a 3rd party certified contractor.
3	No documentary evidence other than manufacturer identifier marking or labelling showing fire rating and certificating body.
4	No records or visible marking or labelling denoting as a Fire Door. Declared by Responsible Person as a Fire Resisting.

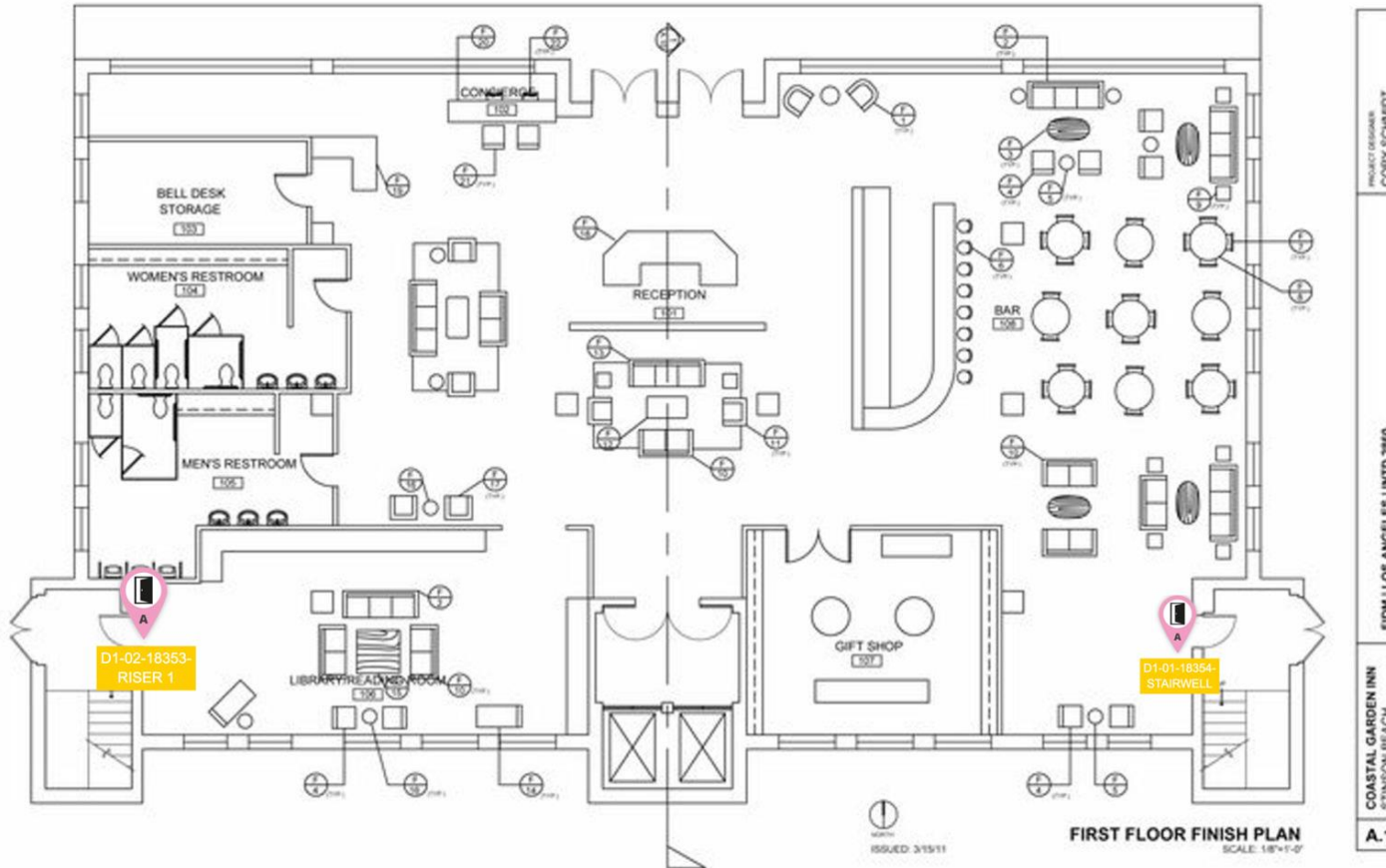


Floorplan: Titan Rise - Basement



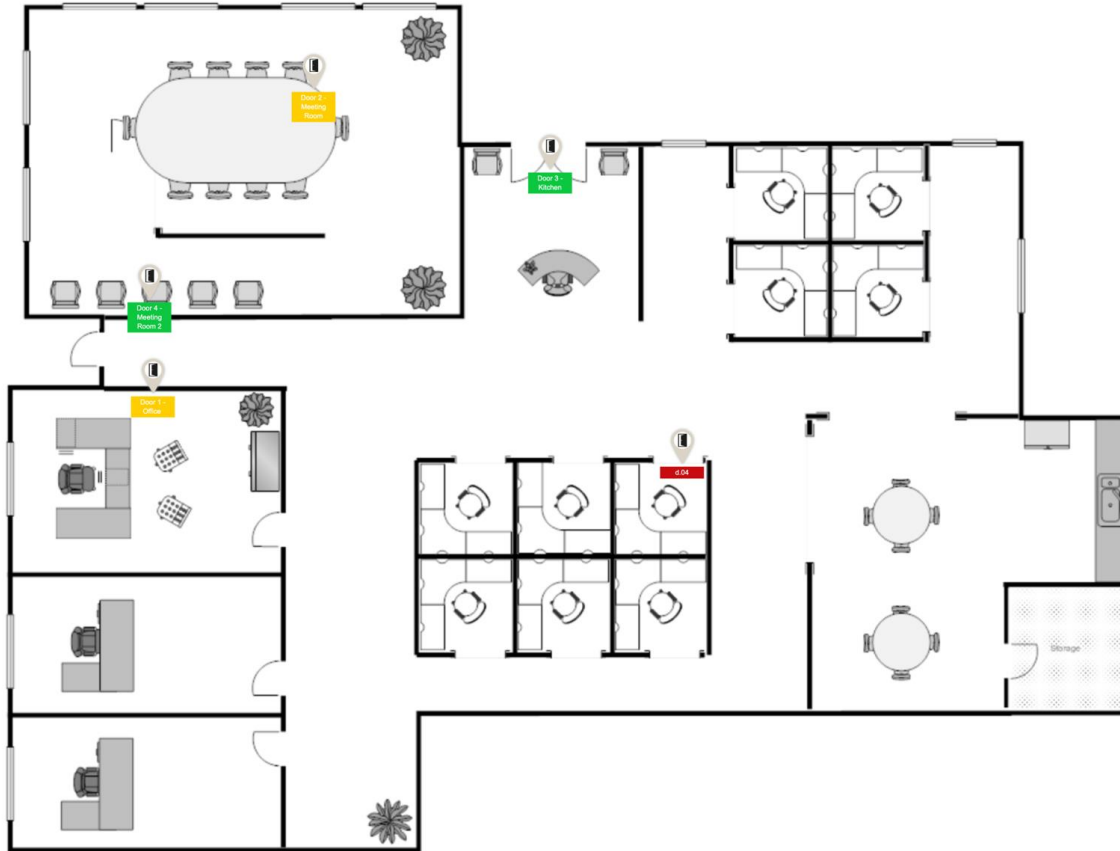


Floorplan: Titan Rise - Level 1





Floorplan: Titan Rise - Level 4





Door summary

Door Details						Inspection Details						Gaps		Seals & Intumescents			Components					Action Level & Timeframe	Test Evidence Grading	Overall Condition								
Floor	Door ID/Location Ref	Fire Rating	Leaf Dims	Leaf Type	Type	Door Leaf	Vision Panel	Side Panel	Over Panel	Frame Assembly	Surrounding Construction	Door to Frame	Frame to Wall	Opening/closing Action	Frame/leaf Intumescents	Frame/leaf Smoke Seals	Threshold Seals	Hinges	Lockset	Closer	Signage				Other							
Level 4	D.04	FD60(S)	2000/950/54	Single	Timber																											Not Inspected
Level 4	Door 1 - Office	FD60	1999/926/54	Single	Wood	!	n/a	n/a	n/a	✓	✓	✓	✓	✓	!	✓	✓	✓	✓	✓	✓	✓	n/a	Moderate	Level 1					Action required		
Level 4	Door 2 - Meeting Room	FD60	1999/926/926/54	Double	Timber	✓	✓	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	!	✓	✓	✓	!	n/a	Moderate	Level 2						Action required		
Level 4	Door 3 - Kitchen	FD30	1999/926/54	Single	Wood	✓	✓	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a	Low							Pass	
Level 4	Door 4 - Meeting Room 2	FD30	1999/926/54	Single	Timber	✓	n/a	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a	Low							Pass	



Audit summary

Door Details						Inspection Details							Gaps		Seals & Intumescents			Components				Action Level & Timeframe	Test Evidence Grading	Overall Condition		
Floor	Door ID/Location Ref	Fire Rating	Leaf Dims	Leaf Type	Type	Door Leaf	Vision Panel	Side Panel	Over Panel	Frame Assembly	Surrounding Construction	Door to Frame	Frame to Wall	Opening/closing Action	Frame/leaf Intumescents	Frame/leaf Smoke Seals	Threshold Seals	Hinges	Lockset	Closer	Signage					
Basement	D.01 - 6	NOMINAL	2000/950/44	Single	Timber	✓	✓	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Low		Pass
Level 1	D1-01-18354-STAIRWELL	FD60	2025/920/54	Single	Timber	!	✓	n/a	n/a	!	✓	!	!	✓	✓	✓	!	!	✓	✓	✓	✓	High		Action required	
Level 1	D1-02-18353-RISER 1	FD60	1780/1430/54	Double	Timber	!	n/a	n/a	n/a	!	!	!	!	✓	✓	✓	✓	!	✓	✓	✓	✓	High		Action required	
Level 2	D2-01-18335-STAIRWELL	FD60	2025/920/54	Single	Timber	!	✓	n/a	n/a	!	✓	✓	✓	✓	✓	✓	!	!	✓	✓	✓	✓	High		Action required	
Level 2	D2-02-18336-RISER 1	FD60	1780/1430/54	Double	Timber	✓	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Low		Pass	
Level 3	D3-01-18324-STAIRWELL	FD60	2025/920/54	Single	Timber	!	✓	n/a	n/a	!	✓	!	!	✓	✓	✓	!	!	✓	✓	✓	✓	High		Action required	
Level 3	D3-02-18323-RISER 1	FD60	1780/1430/54	Double	Timber	!	n/a	n/a	n/a	!	!	✓	✓	✓	✓	✓	✓	!	✓	✓	✓	✓	High		Action required	



Door ID/Location Ref: D.01 - 6 | Basement

Wednesday, 9 August 2023

Inspection Items

Components: Door Leaf

Reason for failure:

Actions:

No 3rd party certification or documentation proving this is a fire door. Recommendation to replace.



Work summary:



Door ID/Location Ref: D1-01-18354- STAIRWELL | Level 1

Friday, 2 June 2023

Inspection Items



Components: Door Leaf

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Frame Assembly

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Door to frame

Reason for failure:

Gaps not within 2-4mm tolerance - ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Leading 5mm



Components: Frame to wall

Reason for failure:

No fire stopping method present - ART 16 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

No fire seal visible between back of door frame and supporting construction.



Door ID/Location Ref: D1-01-18354- STAIRWELL | Level 1

Friday, 2 June 2023

Inspection Items



Components: Threshold Smoke Seals

Reason for failure:

Gap between bottom of leaf & F.F.L not within tolerance – ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

10mm threshold gap requires additional hardwood lipping with a minimum density of 640kg/m³ glued in place with a thermosetting urea formaldehyde-based adhesive.



Components: Hinges

Reason for failure:

No intumescent hinge pads present - please install - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party.

Actions:

3 No. Intumescent hinge pads required

Work summary:

Recommendation to carry out works within 3 months of inspection



Door ID/Location Ref: D1-02-18353- RISER 1 | Level 1

Friday, 2 June 2023

Inspection Items



Components: Door Leaf

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Frame Assembly

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Wall, Floor & Ceiling Construction

Reason for failure:

Surrounding Construction Not Fire Rated

Actions:

Further investigation required into the compatibility of the exposed shaft wall detail.



Components: Door to frame

Reason for failure:

Gaps not within 2-4mm tolerance - ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Meeting gap at 5mm



Door ID/Location Ref: D1-02-18353- RISER 1 | Level 1

Friday, 2 June 2023

Inspection Items



Components: Frame to wall

Reason for failure:

No fire stopping method present - ART 16 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

No fire seal visible between back of door frame and supporting construction.



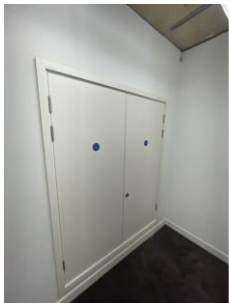
Components: Hinges

Reason for failure:

No intumescent hinge pads present - please install - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party.

Actions:

Intumescent hinge pads required



Work summary:



Door ID/Location Ref: D2-01-18335- STAIRWELL | Level 2

Tuesday, 6 June 2023

Inspection Items



Components: Door Leaf

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Frame Assembly

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Threshold Smoke Seals

Reason for failure:

Gap between bottom of leaf & F.F.L not within tolerance – ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

6mm threshold gap requires additional hardwood lipping with a minimum density of 640kg/m³ glued in place with a thermosetting urea formaldehyde-based adhesive.



Components: Hinges

Reason for failure:

No intumescent hinge pads present - please install - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party.

Actions:

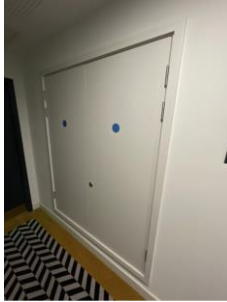
3 No. Intumescent hinge pads required



Door ID/Location Ref: D2-02-18336- RISER 1 | Level 2

Tuesday, 6 June 2023

Inspection Items



Work summary:



Door ID/Location Ref: D3-01-18324- STAIRWELL | Level 3

Tuesday, 6 June 2023

Inspection Items



Components: Door Leaf

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Frame Assembly

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Door to frame

Reason for failure:

Gaps not within 2-4mm tolerance - ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Leading 5.5mm



Components: Frame to wall

Reason for failure:

No fire stopping method present - ART 16 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

No fire seal visible between back of door frame and supporting construction.



Door ID/Location Ref: D3-01-18324- STAIRWELL | Level 3

Tuesday, 6 June 2023

Inspection Items



Components: Threshold Smoke Seals

Reason for failure:

Gap between bottom of leaf & F.F.L not within tolerance – ART 04 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

8mm threshold gap requires additional hardwood lipping with a minimum density of 640kg/m³ glued in place with a thermosetting urea formaldehyde-based adhesive.



Components: Hinges

Reason for failure:

No intumescent hinge pads present - please install - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party.

Actions:

3 No. Intumescent hinge pads required



Work summary:



Door ID/Location Ref: D3-02-18323- RISER 1 | Level 3

Tuesday, 6 June 2023

Inspection Items



Components: Door Leaf

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Frame Assembly

Reason for failure:

Incorrect hinge position in accordance to manufacturers test evidence - ART 01 - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party accredited maintenance contractors.

Actions:

Reposition middle hinge to be a minimum of 200mm from the top hinge in line with manufacturers test evidence



Components: Wall, Floor & Ceiling Construction

Reason for failure:

Surrounding Construction Not Fire Rated

Actions:

Further investigation required into the compatibility of the exposed shaft wall detail.



Components: Hinges

Reason for failure:

No intumescent hinge pads present - please install - Works to be carried out by BM Trada Q mark certified or UKAS 3rd party.

Actions:

3 Intumescent hinge pads required



Door ID/Location Ref: D3-02-18323- RISER 1 | Level 3

Tuesday, 6 June 2023

Inspection Items



Work summary:



Door ID/Location Ref: Door 1 - Office | Level 4

Monday, 17 October 2022

Inspection Items



Components: Door Leaf

Reason for failure:

ART No 01: Damage to lipping

Actions:

ART01.2 - ART No 01: Repair Technique Option 2 (gouges to the wide face or edge of the lipping measuring no greater than 5mm deep x 5mm wide x 350mm long)



Components: Frame/Leaf Intumescents

Reason for failure:

ART No 11: Perimeter intumescent and / or smoke seals are damaged or partly missing

Actions:

ART11.1 - ART No 11: Repair Technique Option 1 (Replacement of intumescent seals)

Work summary:

Recommendation to carry out remedial works within 3 months from inspection date



Door ID/Location Ref: Door 2 - Meeting Room | Level 4

Monday, 17 October 2022

Inspection Items



Components: Automatic Threshold Dropseals

Reason for failure:

ART No 10: General Operational Maintenance Required

Actions:

ART10 - ART No 10: Repair Technique (General Maintenance) ART No 22: Repair Technique Option 2 (Adjustment / replacement of a Drop-Down Seal)



Components: Identification Plates

Reason for failure:

ART No 19: Appropriate fire door signage not present

Actions:

ART19.1 - ART No 19: Repair Technique Option 1 (Screw fixed fire door signage) – Timber based doorsets only



Inspection Remedial Summary

Floor	Door ID/Location Ref	Action required by date	Summary Actions
Level 1	D1-01-18354- STAIRWELL	06/06/2024	Door Leaf, Frame Assembly, Door to frame, Frame to wall, Threshold Smoke Seals, Hinges
Level 1	D1-02-18353- RISER 1	12/06/2024	Door Leaf, Frame Assembly, Wall, Floor & Ceiling Construction, Door to frame, Frame to wall, Hinges
Level 2	D2-01-18335- STAIRWELL	12/06/2024	Door Leaf, Frame Assembly, Threshold Smoke Seals, Hinges
Level 3	D3-01-18324- STAIRWELL	12/06/2024	Door Leaf, Frame Assembly, Door to frame, Frame to wall, Threshold Smoke Seals, Hinges
Level 3	D3-02-18323- RISER 1	12/06/2024	Door Leaf, Frame Assembly, Wall, Floor & Ceiling Construction, Hinges
Level 4	Door 1 - Office	27/11/2024	Door Leaf, Frame/Leaf Intumescents
Level 4	Door 2 - Meeting Room	27/11/2024	Automatic Threshold Dropseals, Identification Plates