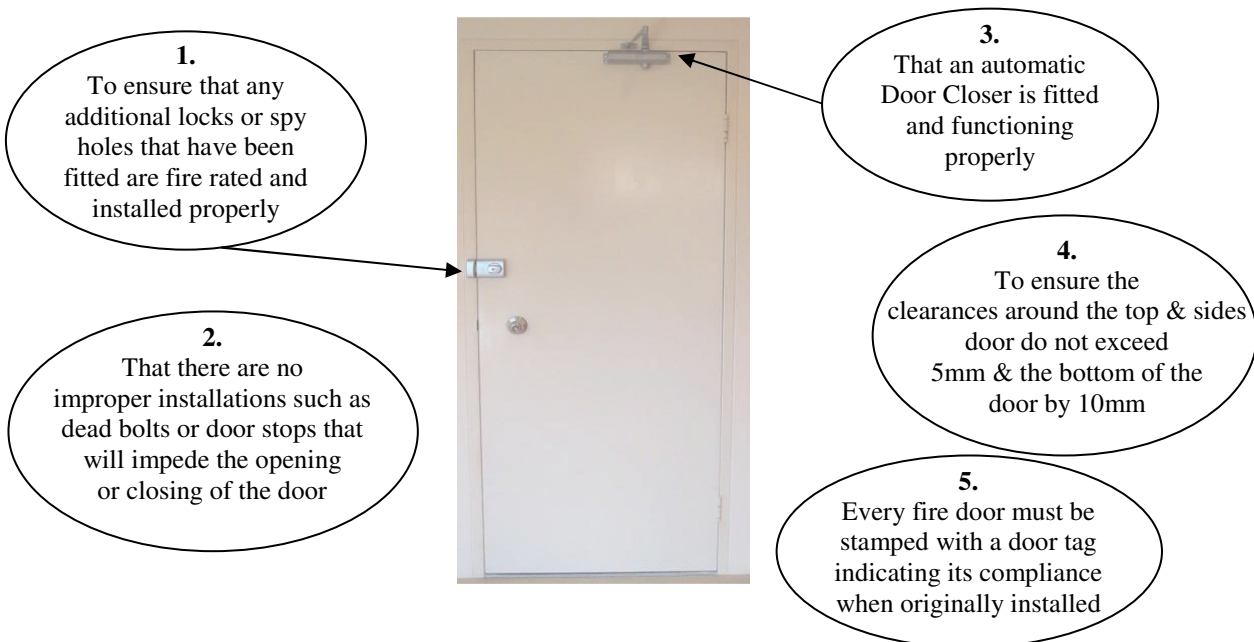


Why does your front entry door need to be inspected?

The front entry doors to each apartment in your strata scheme are known as fire doors. Aside from providing security to your premises, their primary purpose is to prevent the spread of fire from the common areas into your apartment and vice-versa. The fire rating is usually 90 minutes, which simply means the doors should be able to prevent the spread of fire for at least 90 minutes.

The fire engineers simply need to undertake a brief visual inspection of the doors to ensure that their fire rating has not been compromised. The main items the inspectors are looking at are as follows;



1. Fire Rated Locks & Spy Holes

Any penetration made to the fire door, such as the installation of a new lock or spy hole can breach the fire rating of the door. As such all additional locks or spy holes that have been installed must be approved fire rated products that won't compromise the fire rating of the door.

2. Improper Installations

The Australian Standards (AS) specify that an occupant of an apartment should have unfettered egress from their premises so they are able to easily escape in the event of a fire. This means that any locking mechanism that requires a key to be opened, for example a non release dead lock or pad lock, shouldn't be fitted to the door. There are certain types of deadlocks, namely the Lockwood 001 & 002 dead latches that have an automatic release function when opened which are permitted to be fitted to a fire door.

The AS also stipulate that there should be no article fitted to the door that will impede the door when it is closing. Items such as safety chains or door stops may be classified as such an impediment if fitted to the door.

3. Automatic Door Closer

Your fire door should be fitted with an automatic door closer to ensure that it remains closed at all times. The inspectors will test the operation of the closer to make certain that it is functioning properly and able to perform adequately.

4. Clearances

The maximum clearance around the top, sides and bottom of the door should be no more than 5mm. This is to help prevent flames from engulfing the door in the event of a fire. Occasionally the doors can be misaligned by natural building movement or settlement, or even every day wear & tear.

5. Door Tags

Your Fire Door should be tagged (usually on the rear spine of the door) noting its classification, date of manufacture and fire rating. The inspectors need to ensure that this tag is evident.

PLEASE NOTE: Re-Inspection Fees

Whether you're an owner occupier or investor, re-inspection fees will be incurred by the Owners Corporation if access to your premises cannot be gained during the scheduled inspection period. The Owners Corporation may annex any such charges associated with your lot to your next Strata Levy payment notice

