

## Fire Doors

**Definition:** A vertical slab that opens and close to provide ingress and egress specifically designed to be closed in case of fire to limits it's spread and the spread of smoke.

**Name** none  
**Variants:**

**Most Common Materials:** metal, wood, glass

**Most Common Components:** door, frame, fire/smoke seals, gaskets, weather stripping, hinges, handles, latching mechanism, automatic closing devices

## Location & Inspection of Doors Fire

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
--------------------------------	---

Tools for Location & Inspection	Useful:	none
	Required:	none

Common Locations:	Unit/Inside:	entrances, common areas, hallways, stairwells
	Outside:	exits

How to Locate:	Visual Observation:	Look for doors at entrances and exits, especially along areas marked by exit signs. Look at edges of doors for a tag indicating that the door is a fire door. If there is no tag, disregard these deficiencies for that item and inspect using the "Doors – General" standard. If there is a tag, continue these steps.
----------------	---------------------	---

Possible Deficiencies:	Deficiency 1:	Door does not open, close, or latch
	Deficiency 2:	Door does not self-close and latch
	Deficiency 3:	Door surface is damaged
	Deficiency 4:	Door seal or gasket is damaged or missing

Deficiency 1:

Door does not open, close, or latch

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood that a tenant could be harmed by flames spreading or smoke inhalation if there was a fire.
	Operability:	Prevents proper use of fire door.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Action:	Open the door fully. Close the door completely until latch engages. Attempt to open the door without engaging the latch (via door knob, handle, or bar).
Record deficiency if:	door does not open, door does not close, door does not latch, door opens without engaging the latch.	

## Deficiency 2:

## Door does not self-close and latch

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood that a tenant could be harmed by flames spreading or smoke inhalation if there was a fire.
	Operability:	Prevents proper use of fire door.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days
How to Inspect:	Visual Observation:	Look to see if the door has self-closing mechanisms such as spring loaded hinges or a pneumatic closer.
	Action:	Open the door fully and release. Wait for the door to close and latch. Attempt—once the door has closed—to open the door without engaging the latch to ensure the door is closed and latched.
Record deficiency if:	door with self-closing mechanism does not self-close or latch.	

### Deficiency 3:

## Door surface is damaged

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood that a tenant could be harmed by flames spreading or smoke inhalation if there was a fire.
Health and Safety	<b>Standard:</b>	<b>This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30</b>
How to Inspect:	Visual Observation:	Look at surface of door for damage such as cracks, rust, warping, dents, or broken glass.
Record deficiency if:	door has hole larger than ¼ inch in diameter OR 25% of the door surface has rust that affects the integrity of the door OR broken/missing glass OR other damage.	

## Deficiency 4: Door seal or gasket is damaged or missing

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood that a tenant could be harmed by flames spreading or smoke inhalation if there was a fire.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation: was	Look at door for seals or gaskets around the edges, or evidence of the door designed to have a seal or gasket. If seal, gasket, or evidence is found, disregard this deficiency. If found, continue these steps. Look for tears, cracking, or rotting sections of the seal or gasket.
	Action:	Close and latch door.
	Visual Observation:	Look to see if light can be seen between the door and door jamb.
Record deficiency if:	door is missing a seal or gasket and was designed to have one, or seal or gasket is damage, or seal or gasket allows light to pass between door and door jamb when door is closed.	