

Linc Fire Door Safety Guidance



This guide is designed for all tenants that live in flats with an entrance flat fire door that opens into a communal space in your building such as a corridor, staircase or lobby.

If you have any concerns with the entrance door to your property or any other fire door in the communal areas of your building, please contact:

Telephone: 029 2047 3767

Do's & Don'ts

It is important that you, or anyone else does not alter the fire door, frame or its components in any way. Approved Linc technicians and contractors are the only ones approved to alter a fire door.

The following provides a list of the essential do's and don'ts:

- Do not remove or alter door closers, including closers fitted within the frame.
- Do not paint the door frame, or door smoke strips and seals that run around the door edge and/or within the door frame.
- Do not wedge the door open and do not stick materials to the door or it's frame.
- Do not drill or allow any person acting for you to drill through the door or frame for any reason. Examples of this include the installation of telephone wires, internet or TV cables, door bells, etc.
- Do not alter or remove the door or replace it without first obtaining consent from Linc. If you have altered or changed your door, please tell us immediately so that we can confirm if the door is safe for you and others in your building.
- Do check that your flat entrance door closes properly by opening the door a few inches, then let go. The door should then close by itself firmly onto the latch without sticking on the floor or the frame.

Your flat entrance fire door

Flat entrance doors that allow access directly into your flat from a shared or communal area are required to provide fire resistance. It is essential that your flat entrance fire door is in good working order.

Linc is putting in place regular fire door inspections including those in common parts to ensure that flat entrance and communal doors remain fit for purpose and in line with current legislation.

Why are fire doors important?

Fire doors and flat entrance doors are a key feature that protect the building and its occupants. They provide safe escape routes throughout stairs and corridors within the building. Effective flat entrance and communal fire doors restrict the spread of fire/smoke to other parts of a building and provide essential protection to other residents and contents in the building.

What is a fire door?

Fire doors include components such as the frame, seals and essential hardware such as closing device to resist the spread of smoke and fire. The door, and its fixtures that include door handles, door self-closers, spy-holes, and letterboxes, must not be altered in any way as this could significantly reduce the fire protection they are designed to provide.

Fire door seals

Modern fire doors are fitted with seals usually within the frame or door edge to delay the spread of smoke and flames. If the seal to your flat entrance door is damaged in any way it is essential that you contact Linc to arrange an inspection appointment.

Door closers

A flat entrance door or other fire door must not be left open as this will allow faster spread of the fire and smoke. The only exception is if the door is fitted with an approved hold-open device. Door closers ensure that doors are closed at a safe speed behind you.

If the closest door to your flat entrance door is not working effectively, missing, removed or damaged in any way it is essential that you contact 029 2047 3767 to arrange an inspection and repair.



Communal Fire Door



Flat Front Door



Intumescent Strip (Aka Smoke Seal)



Close Up Of Latch And Lock



Fire Door Hinges



Mechanical Door Closer