



Queensland Fire and Rescue Service

Information on Security doors fitted to fire doors on sole occupancy units

The Queensland Fire and Rescue Service (QFRS) has been receiving a large number of enquiries from unit owners regarding the legality of security doors fitted to sole occupancy unit fire doors.

Background

In buildings containing two (2) or more separate units there is a requirement for each of those units to be fire separated. This fire separation includes the installation of a "Fire Door" as the main entrance.

The introduction of the new *Building Fire Safety Regulation 2008* (BFSR) has resulted in greater public awareness for unit owners on fire safety matters. Unit owners, bodies corporate and fire maintenance contractors may be confused with the requirements for the maintenance of fire doors in units, in particular, the installation of security doors fitted to unit fire doors.

Fire Doors are installed to Australian Standard (AS) 1905.1 that references fire doors as the complete assembly (fire doorset). A fire doorset includes the frame, door and hardware fitted to the doorset. While security doors are not specifically identified in any technical document, the AS requires that all fittings to the fire doorset comply with the fire rating of the doorset.

Issue

The QFRS is consulting with the Department of Infrastructure and Planning (DIP) to obtain clarification of this matter.

Until the issue of security doors fitted to fire door sets has been resolved, the QFRS will not be requiring unit owner to remove their security doors from the fire doorset.

Once the matter has been clarified, the DIP should issue a Newsflash and the QFRS will update the information on our website.

Correct use of Fire Doors

The fire door is installed to stop the spread of fire from one unit to the common area or from the common area into the unit. To keep the integrity of unit fire doors, these doors must not be chocked open for any reason. The use of chocks in this matter is illegal and will incur a penalty.

If the unit owner wishes to have their fire door open, they should contact their service agent to install a device that, on the activation of a smoke detector in their unit, or in the common area of the building, will release the fire door allowing it to automatically close fully.

Where can I go for more information?

Contact QFRS, Building Fire Safety section on 07 3635 1935 or via email fireris@emergency.qld.gov.au