





# FIRE DOOR MAINTENANCE SCHEME

## Index of Accepted Repair Techniques

ART No:	ART Description	Revision
01	Lipping Repair	10
02	Over Recessed Hardware	10
03	Door Frame Joints	11
04	Door Gaps Incorrect to Specification	10
05	Closer Missing or Not Operating Correctly	10
06	Door Leaf Out of Alignment	10
07	Moisture Content Too High	10
08	Hinges Dropped or Damaged	11
10	Operational Maintenance	5
11	Damaged Perimeter Seals	10
12	Misaligned Matching Hardware	10
13	Hinge Fixings Are Loose or missing	10
14	Damaged Glazing and Glass	10
16	Installation of Replacement or Refitting Architrave and Sealing to Structural Opening	10
17	Replacement Door Leaf	11
18	Recommendation for Replacement Doorset	12
19	Fire Door Signage	11
20	Replacement Door Frame	12
21	Repair Door Frame	10
22	Smoke Control	10
23	Calling In Expertise	10
24	Ineffectual Fixings	3


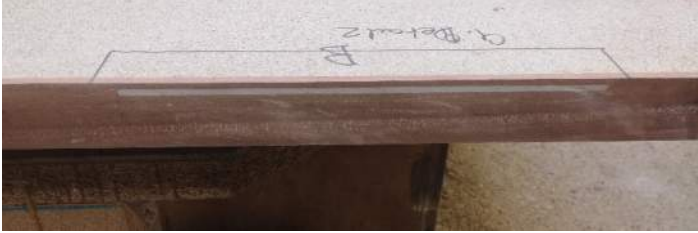
FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	01 Lipping Repair
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> Damage to lippings.			
<b>Repair Technique Option 1:</b>			
If the lipping has splits and gouges where the timber has been broken away, the damaged area should be cleanly cut away by removing the relevant section of timber. If the damaged area is greater than 350mm in length, the entire lipping on that edge shall be replaced. A section of hardwood, minimum density of 640kg/m <sup>3</sup> equal in size to that removed, must then be tightly butt jointed in place. The new timber must be glued in position with a urea formaldehyde-based adhesive, or if evidence from the doorset manufacturer is available and supports its use, PVAc (Type D3) may be used. It is permitted to use pins to secure the newly applied section of lipping in place while the adhesive is setting. Pins must be left in place if applied. Residual gaps up to 1mm are to be filled with an epoxy wood filling product.			
			
Exaggerated example of damaged section of lipping to full lipping width.	New section of full width lipping applied with voids filled with epoxy wood filling product.	Example of section (part width) of damaged lippings.	New section of lipping (part width) applied, and voids filled with epoxy wood filling product.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes





FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	01 Lipping Repair
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2:	
<p>If the lipping has gouges to the wide face or edge of the lipping, measuring no greater than 5mm deep x 5mm wide x 350mm long, it is permitted to fill voids of these dimensions or less with an epoxy wood filling product. If the gouge coincides with the position of intumescent applied in the leaf edge, this option is not permitted and option 1 should be referred to.</p>	
	
<p>Gouge in lipping, 5mm from leaf face, 5mm wide x 5mm deep x 350mm long</p>	<p>Gouge filled with epoxy wood filling product.</p>

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	01 Lipping Repair
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 3	
<p>If the lipping material has splintered resulting in a section pulling away from the leaf edge, providing the splintered section measures no greater than 5mm deep x 5mm wide x 350mm long, it is permitted to either adhere the section of timber back to the lipping with a urea formaldehyde-based adhesive or, if evidence from the doorset manufacturer is available and supports its use, PVAc (Type D3) may be used. Gaps which may be present up to 1mm at the edge of the adhered section, shall be filled with an epoxy wood filling product or it is permitted to remake the section completely with an epoxy wood filler to match the existing thickness of the lipping. Excess adhesive and epoxy wood filler shall be sanded flush to the face of the leaf.</p>	
	
Example of splintered section of lipping, complete with splintered timber.	Example of splintered section of lipping, without splintered timber.
	
Example of splintered section of lipping with splintered section adhered back into position.	Example of remade section of lipping utilising an epoxy wood filling product.

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes



FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	01 Lipping Repair
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Limitation for repair:</b>
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair of lippings, including complete replacement.</li> <li>2. Filling of gouges &amp; splinters to the lippings, no more than 5mm deep x 5mm wide x 350mm long.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Damage that extends into the door core and internal framing (i.e., stiles and rails), for example a crack or split which extends beyond the lipping into the thickness of the leaf.</li> </ol> <p><b>Beech (Fagus Species) is not permitted unless specific evidence is available to support its use.</b></p>
<b>Areas on the doorset where this ART may be applied:</b>
To repair the lipping only.

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	02 Over Recessed Hardware
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<p><b>Description of damage:</b> Over recessed hardware or hardware which has been removed leaving voids. This applies to doorsets which have had new items of hardware fitted (hinges, locks, closers, or flush bolts) and the voids left by the original hardware have not been filled.</p>	
<p><b>Repair Technique Option 1: (Existing Screw Fixing Holes)</b></p>	
<p>When a doorset includes voids left from existing screw fixings which do not penetrate the leaf thickness. Screw fixing holes matching the criteria above are required to be filled with a hardwood timber, of minimum density of 640kg/m<sup>3</sup>, secured with a urea formaldehyde-based adhesive and residual gaps are to be filled with epoxy wood filling product, sanded flush to the face of the leaf.</p>	
	
<p>Voids left from previous screw fixings.</p>	<p>Voids left from previous screw fixings filled with timber &amp; epoxy wood filling product then sanded flush.</p>

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	02 Over Recessed Hardware
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

#### Repair Technique Option 2: (Rebated hardware i.e. Locks, Hinges & Flush Bolts)

Locks, hinges, or flush bolts which have been removed from the leaf leaving voids in the door frame and/or leaf.

- The void must be made good by jointing a section of timber (30 minutes fire resistance – minimum density of 510kg/m<sup>3</sup> & 60 minutes fire resistance – minimum density of 640kg/m<sup>3</sup>).
- The void must be completely filled with timber and tightly butt jointed where multiple sections of timber are required.
- It may require the edges of rounded apertures being squared such that a timber section may be applied tightly within the void.
- In both cases (30 and 60 minutes fire resistance) the timber sections must be adhered in position utilising a urea formaldehyde-based adhesive.
- Residual gaps of up to 1mm are to be filled with an epoxy wood filling product.



Void within leaf edge & frame following the removal of a lockset.



Edges of the void squared such that timber sections fully fill the area.



Timber sections applied to the leaf & frame.



Epoxy wood filling product applied, filling gaps of up to 1mm.

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes


FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	02 Over Recessed Hardware
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair option No.1 covers the filling of voids left by the removal of screw fixings which are no longer required, providing the fixing hole does not penetrate from one face of the leaf to the other, and a minimum spacing of 15mm is between existing fixing holes which are subject to the repair.</li> <li>2. Repair option No.2 covers the filling of voids left by the removal or replacement of items of building hardware to the following maximum dimensions. The dimensions can be increased by the thickness of any intumescent protection present on the associated hardware: <ul style="list-style-type: none"> <li>o Hinge Blades: 105mm (high) x 35mm (wide) x 3mm (deep)</li> <li>o Lock Forend &amp; Keep: 235mm (high) x 24mm (wide) x 3mm (deep)</li> <li>o Lock Body &amp; Mechanism: 185mm (high) x 85mm (deep) x 18mm (wide)</li> <li>o Flush Bolt: 200mm (high) x 20mm (wide) x 20mm (deep)</li> <li>o Voids for Spindles and Cylinders: 34mm (high) x 18mm (wide) x 19mm (deep) to each face of the leaf</li> <li>o Voids for through bolted items of hardware that are positioned no closer than 200mm to the top of the door leaf and 50mm from all other edges: 18mm (high) x 18mm (wide) x leaf thickness.</li> </ul> </li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. This ART does not cover the voids left by the removal of concealed door closers (jamb or head mounted), due to their onerous installation location and the volume of timber that will need to be replaced.</li> <li>2. This ART does not cover the repair of lippings generally, refer to ART01 for the repair of damage to lippings.</li> <li>3. This ART does not apply to infilling of apertures in the door leaf, such as that left by the removal of glazing, letterplates or air transfer grilles.</li> <li>4. Repair option No.2 is limited to a maximum of 4No. repairs to any one door leaf, taking into consideration the number of previous repairs of this type already undertaken.</li> </ol> <p><b>Beech (Fagus Species) is not permitted for 60 minute fire resistance applications.</b></p> <p><b>Areas on the doorset where this ART may be applied:</b></p> <p>Voids in the leaf and/or frame which are the result of the removal or replacement of the existing hardware of a doorset i.e. hinge blades, lock forends, lock bodies or flush bolts subject to the dimensional limitations above.</p>

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	03 Door Frame Joints
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> Door frame joints have separated, leaving gaps between the head and jambs.
<b>Repair Technique Option 1: (Door frame in situ)</b>
<p>Door frame joints that have separated leaving gaps between the head and jambs, may be repaired in the following way:</p> <ul style="list-style-type: none"> <li>○ Application of PVA adhesive within the joint local to the head and jambs.</li> <li>○ Utilising hardwood timber wedges, bring the two elements (head and jamb) together until the adhesive has cured bonding the two elements together.</li> <li>○ Apply additional screw fixings of appropriate length through the head of the frame fastening the head to the jamb. Due to limitations on access, these may be applied at an angle through the rear of the frame element.</li> <li>○ Excess adhesive is to be sanded flush to the door frame and applied wedges are to remain in position.</li> </ul>

Timber frame joint gaps post repair, with timber wedges in place.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	03 Door Frame Joints
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 2: (Removal of the door frame from the supporting construction)**

Door frame joints that have separated, leaving gaps between the head and jambs may be repaired in the following way:

- Removal of the doorset.
- Remake the joint between the head and jambs using conventional joinery methods (e.g., re-making the existing jointing method), with PVAc (Type D3) applied within the joint.
- Apply appropriate mechanical fixings with sufficient length, to provide fixity to the re-made joint (steel wood screws).
- Reinstallation of the doorset in accordance with available supporting evidence, or if none is present, BS 8214:2016 for up to 60 minute applications only.



Application of PVAc (Type D3) adhesive to re-made joint within workshop conditions.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	03 Door Frame Joints
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Limitation for repair:</b>
This ART covers the following: <ol style="list-style-type: none"> <li>1. Repair of gaps between head and jambs of door frames which have occurred over time.</li> </ol> This ART does not cover: <ol style="list-style-type: none"> <li>1. Where the door frame is not sound and suitable for repair, a judgment should be made as to whether a complete replacement is required, or if a complete replacement would be more cost effective.</li> </ol>
<b>Areas on the doorset where this ART may be applied:</b>
Joints local to the head and jambs of doorsets.

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Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<p><b>Description of damage:</b> Door gaps incorrect to specification.</p> <p>Door leaf perimeter gaps should be as detailed within the supporting evidence demonstrating the performance of the doorset design. Where the supporting evidence is unavailable, refer to BS 8214:2016 for guidance on timber doorsets up to 60 minutes fire resistance only.</p>
<p><b>Repair Technique Option 1a: (Modification of packers behind the frame local to fixing positions for timber doorsets up to 60 minutes only).</b></p> <p>Where leaf to frame door gaps are outside of the tolerance permitted by the supporting evidence for the doorset design, or in the case that there is no evidence available in support of the doorset design and the gaps are outside of the range highlighted within BS 8214:2016, the gaps require alteration. In some cases, it may be possible to achieve this by alteration of the packers applied behind the frame. In the absence of specific manufacturers fitting instructions the adjustment must be completed as follows:</p> <ul style="list-style-type: none"> <li>○ If necessary, remove associated architrave to achieve access.</li> <li>○ Loosen the fixing local to where the packers require alteration.</li> <li>○ Adjust packers to suitable thickness to achieve desired leaf to frame gaps. Suitable packers for 30 and 60 minute applications include hardwood, hardwood ply or non-combustible materials such as plasterboard or calcium silicate board. Packers should be cut flush to each face of the frame. For 30 minute only applications it is permitted to use plastic frame packers which are cut back 10mm on each face and capped with a fire rated mastic or softwood packers full depth of the frame)</li> <li>○ Tighten frame fixing into position such that the frame clamps the modified packer against the supporting construction.</li> </ul> <p>If you are adjusting a 30min doorset then either maintain the packer type used originally or replace with an accepted type listed above. If you are maintaining a 60 minute doorset then any adjusted packer must be replaced with an accepted type listed above.</p> <ul style="list-style-type: none"> <li>○ Apply an appropriate fire stopping solution as detailed in BS 8214:2016 &amp; reapply architrave as appropriate.</li> </ul>

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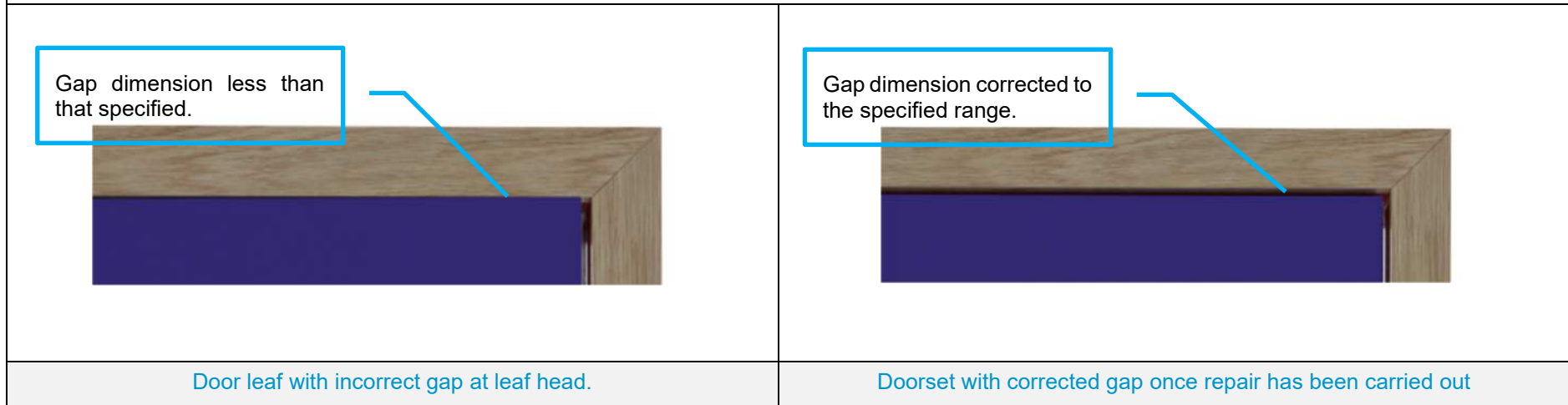
Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 1b: (Modification of packers behind the frame local to fixing positions for all door types up to 120 minutes).**

Where leaf to frame door gaps are outside of the tolerance permitted by the supporting evidence for the doorset design, the door gaps will require alteration. In some cases, it may be possible to achieve this by alteration of the packers applied behind the frame. This option is only applicable where specific manufacturers doorset fitting instructions are available and the adjustment must be completed as follows:





- If necessary, remove associated architrave to achieve access.
- Loosen the fixing local to where the packers require alteration.
- Adjust packers to suitable thickness to achieve desired leaf to frame gaps. Packer type should be in accordance with the doorset manufacturer’s instructions.
- Tighten frame fixing into position such that the frame clamps the modified packer against the supporting construction.
- Apply an approved fire stopping solution from the supporting evidence for the doorset design.



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Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	



FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2: (Application of thicker lipping to vertical or bottom leaf edges for timber doorset up to 60 minutes only).			
<p>If a door leaf is too small for the opening within the frame, it may be necessary to apply a thicker lipping to the leaf edge. Where applicable, this should be completed as follows:</p> <ul style="list-style-type: none"> <li>○ The existing lipping where the thicker lipping is required must be removed. This repair may be applied to vertical and bottom edges of the leaf simultaneously if required.</li> <li>○ The edge of the leaf must be made square. A maximum of 1mm is permitted to be removed from the leaf edge once the lipping has been removed in order to achieve this.</li> <li>○ The new lipping with the appropriate thickness and a density of no less than 640kg/m<sup>3</sup>, excluding Beech (Fagus Species), and no more than 5mm thicker than the original lipping thickness, is to be glued in position using a urea formaldehyde-based adhesive.</li> <li>○ All intumescent / smoke seals, hardware and associated intumescent protection must be refitted.</li> </ul> <p>If the leaf you are looking to apply a lipping to, does not have an existing lipping, it is <b>not</b> permitted to apply a lipping to the edge of the leaf.</p>			
			
Door leaf within frame – Incorrect gaps.	Door leaf with lipping removed.	Door leaf with thicker lipping applied.	Door leaf within frame – Correct gaps.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	


FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 3: (Modification to the packing material behind hinge blades for timber doorset up to 60 minutes only).	
<p>It may be possible to adjust the door gaps by modifying the material behind the hinge blades, if the hinge blade is rebated but the face of the hinge blade is no longer flush with the frame reveal or leaf edge. In all instances it is not permitted to remove intumescent protection which is applied behind the hinge blades i.e., if the hinge already has intumescent material applied this must not be removed.</p> <p>Additional material may be applied behind the hinge blade to the door frame to adjust the leaf to frame gaps in the following forms:</p> <ul style="list-style-type: none"> <li>○ A single hardwood timber shim, suited to the rebate of the hinge blade with a thickness between 1-5mm and a density of 640kg/m<sup>3</sup>.</li> <li>○ Up to 2no. layers of 1mm thick intumescent sheet matching the existing specification or material.</li> <li>○ The above items which may be applied behind the hinge blade to the frame may be used in conjunction with each other. When applied, the hardwood timber shim must be seated at the base of the rebate and the intumescent material must be applied between the shim and the hinge blade.</li> </ul>	
	
<p>Hardwood timber shim applied behind the hinge blade on the frame.</p>	<p>2No. layers of 1mm thick graphite type intumescent sheet applied behind the hinge blade on the frame</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 4: (Application of additional lipping material to the bottom edge of the leaf for 30 minutes timber doorsets only)
<p>Where the door gap at the bottom of the leaf is outside the tolerance permitted by the supporting evidence for the doorset design, or in the case that there is no evidence available in support of the doorset design and the gaps are outside of the range highlighted within BS 8214: 2016, the gaps require alteration. It is permitted to apply an additional timber lipping of up to equal thickness of the current lipping applied to the bottom edge of the leaf, to the following specification:</p> <ul style="list-style-type: none"> <li>○ The lipping must consist of hardwood timber with a minimum density of 640kg/m<sup>3</sup>.</li> <li>○ The lipping must be adhered with a urea formaldehyde-based adhesive and must be pinned in position at no less than 300mm centres, 100mm from each leaf edge. Pins are to be positioned centrally within the thickness of the lipping and to remain in position once the adhesive has cured.</li> <li>○ The lipping may be up to equal thickness of the lipping applied to the bottom edge of the door leaf.</li> </ul> <p><b>This Repair Option is Only Permitted for 30 Minutes Fire Resistance Performance.</b></p>

<p>Door leaf with additional lipping applied.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 5: (Application or removal of timber at the bottom edge of the frame jambs for up to 60 minutes timber doorsets only)**

It is permitted to adjust the threshold gaps by modifying the timber at the bottom edge of the vertical frame jambs to increase or decrease the gap across the bottom of the door leaf.

To increase the gap across the bottom of the door leaf the below steps must be followed:

- If necessary, remove of associated architrave to achieve access.
- Remove the fixings from the vertical frame jamb that needs to be raised. If both vertical frame jambs are to be altered, the first frame jamb must be complete before the second frame jamb is started.
- The frame should then be lifted, and a hardwood timber shim (min. density 640kg/m<sup>3</sup> and with the grain at right angles relative to the frame jamb length) inserted under the frame jamb of the required thickness, width, and depth of the existing frame. Installation instructions should be sought from the doorset manufacturer. The doorset should be reinstalled in accordance with these instructions, including door leaf to frame gaps, frame fixity, fire stopping and sealing to the structural opening.

If the manufacturer's installation instructions cannot be obtained, the doorset must be installed following BS 8214:2016. To reduce the gap across the bottom of the door leaf the below steps must be followed:

- If necessary, remove of associated architrave to achieve access.
- Remove the fixings and doorset from the structural opening.
- Trim the bottom edge(s) of the vertical frame jamb(s) by the required amount for which the doorset is to be lowered. Care should be taken to ensure the doorset will remain operable once installed.
- Installation instructions should be sought from the doorset manufacturer. The doorset should be reinstalled in accordance with these instructions, including door leaf to frame gaps, frame fixity, fire stopping and sealing to the structural opening.
- If the manufacturer's installation instructions cannot be obtained, the doorset must be installed following BS 8214:2016.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	04 Door Gaps Incorrect to Specification
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair technique options with variable fire resistance periods and applicable door types as specified within the repair technique option.</li> <li>2. Adjustment of the door leaf to frame gaps by means of adjustment of the packers applied between the rear of the door frame and the supporting structure.</li> <li>3. Adjustment of the door leaf to frame gaps by means of the application of a thicker lipping on specific edges.</li> <li>4. Adjustment of the door leaf to frame gaps by means of additional packing shims applied under hinge blades.</li> <li>5. Adjustment of the door leaf to notional floor gaps by means of an additional lipping being applied – For 30 minute fire resistance applications only.</li> <li>6. Adjustment of the door gaps at the bottom edge of the leaf by means of shims under the frame jambs.</li> <li>7. Utilising BS8214:2016 in the absence of manufacturer doorset supporting evidence for the installation of timber doorsets up to 60 minutes fire resistance.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Repair options no.2 &amp; 4 do not apply where a door leaf does not have a lipping applied already.</li> <li>2. Repair option no.2 must not be applied to areas where concealed intumescent are present.</li> <li>3. It is not permitted to apply any additional timber to the frame, except as detailed within option no.3 and 5 above.</li> <li>4. Repair option no.2 must not be applied when the existing lipping is tongued into the core or internal framework of the door leaf (i.e., 'T' shaped or comb type lippings).</li> <li>5. Repair option no.3 must not result in the hinges being set proud of the frame once this repair option has been carried out.</li> <li>6. Repair option no.3, where existing specification of intumescent material cannot be ascertained only the option to apply a hardwood shim may be utilised.</li> <li>7. Repair options no.2 &amp; 3 may not be applied to rebated door leaf edges.</li> <li>8. Repair option no.4 does not apply to doorsets of more than 30 minutes fire resistance.</li> <li>9. Repair option no.5 can only be used providing the firestopping gap at the head does not exceed any tolerances permitted within the supporting evidence for the doorset design or as covered by tables 2-5 of BS8214 for 30 and 60 minute timber doorsets.</li> <li>10. Repair option no.5 does not cover doorsets with existing and/or integrated threshold bars, or doorsets with four sided frames.</li> </ol>
Areas on the doorset where this ART may be applied:
Applicable to the vertical and bottom edges of the door leaf and bottom of the frame jamb in the case of option 5

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)	
Timber Based	See individual options
Composite	
Metal	
Applicable Fire Resistance	

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	05 Closer Missing or Not Operating Correctly
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024





<p><b>Description of damage:</b> The door leaf fails to self-close due to the failure or incorrect setup of the door closer to operate sufficiently, or the door closer is missing.</p>
<p><b>Repair Technique Option 1: (Replacement door closer)</b></p> <p>Where a doorset is failing to achieve self-closing, a check should be undertaken to identify the following:</p> <ul style="list-style-type: none"> <li>○ Check if the door leaf is binding with the frame.</li> <li>○ Check for obstruction to the door leaf operation.</li> </ul> <p>If there are no visible signs of the above, the door closer should be checked for its suitability for the application or if it has mechanically failed.</p> <p>If the door closer is not suited for the application, has mechanically failed, or a previously installed closer is missing the door closer should be replaced with a closer on a like for like basis, or where this is not possible, a closer suitably sized to close the door leaf, which has documented fire test evidence to BS 476 Pt22 or BS EN 1634-1 / 2. The fire test evidence shall confirm that the closer has successfully achieved the required level of fire resistance performance in a similar door construction (i.e., when considering a timber-based door leaf within a timber frame the closer shall have demonstrated performance in a timber-based door leaf within a timber frame).</p> <p>ART02 – Over Recessed Hardware shall be referred to for the remedial work on now unused fixing holes.</p> <p>Concealed closers (Overhead or Jamb Mounted) shall only be replaced on a like for like basis, including associated intumescent material as tested. Therefore, if the concealed closer is not functioning correctly and an identical replacement cannot be sourced then a doorset replacement is likely to be required.</p> <p>Door closers which are applied to metal or composite doorsets shall only be substituted on a like for like basis utilising existing fixing positions. It is not permitted to apply alternative closers which are not identical to the failed door closer, as it is not possible to advise how to suitably repair existing fixing holes in these constructions, and furthermore whether specific fabrication details within the doorsets influence the fixing locations.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	05 Closer Missing or Not Operating Correctly
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2: (Closer adjustment)	
<p>Where a doorset is failing to achieve self-closing, a check should be undertaken to identify the following:</p> <ul style="list-style-type: none"> <li>○ Check if the door leaf is binding with the frame.</li> <li>○ Check for obstruction to the door leaf operation.</li> </ul> <p>If there are no visible signs of the above, the door closer should be checked for its suitability for the application or if it has mechanically failed.</p> <p>If the door closer has not mechanically failed and is suitably sized for the application, the door closer shall be adjusted. The maintainer shall observe the regulatory requirements for a door closer including those outlined within Approved Document M and ensure they are complied with.</p> <p>Where the adjustment method for the closer is indicated on the device care should be taken to adjust the door to close appropriately. If there is any doubt as to how to adjust the closer, advice from the closer manufacturer should be sought in the form of written instructions. If the closer still cannot be adjusted to meet the closing requirements of the doorset then refer to Repair Technique Option 1.</p> <p>If it is not possible to achieve self-closing as well as maintain the regulatory requirements, other factors may need to be considered, for example, excessive air flow into the room may be preventing the door from closing.</p>	
	
<p>Example of a self-closing device which is incorrectly set up.</p>	<p>Example of a self-closing device adjusted in accordance with the manufacturer's instructions.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	05 Closer Missing or Not Operating Correctly
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024






Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Replacement of door closers which are incorrectly specified or have mechanically failed.</li> <li>2. Adjustment of door closers which are not achieving a self-closing function.</li> <li>3. Providing there is evidence of a pre-existing closer, the replacement of missing door closers. The evidence must be captured and recorded.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. The installation of alternative concealed door closers (Jamb mounted or overhead).</li> </ol>
Areas on the doorset where this ART may be applied:
Areas where the door closer is positioned (Various)

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	06 Door Leaf Out of Alignment
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<p><b>Description of damage:</b> The door leaf/leaves are not closing fully resulting in the leaves being out of alignment.</p>		
<p><b>Repair Technique Option:</b></p> <p>When the door leaf/leaves are not closing fully, resulting in alignment of the leaf/leaves with adjacent elements (frame reveal in the case of single leaf doorsets or opposing leaf in the case of double leaf doorsets) being more than 1mm out of alignment, the following shall be investigated:</p> <ul style="list-style-type: none"> <li>○ Check that there is not an issue which is preventing the leaf from closing fully, such as incorrectly positioned or damaged hinges, seals, or door stops, etc.</li> </ul> <p>If an issue is identified, temporarily remove the offending component to see whether the door leaf closes correctly. If correct closing operation is now achieved, reposition, and secure the offending component, then check if the problem persists. If the issue has been determined to be caused by a damaged item of building hardware (e.g., hinges which have worn away) the item must be replaced on a like for like basis.</p> <p>If it is observed that the alignment issue is due to the installation of the doorset and there is no apparent damage to the leaf or frame, the doorset may be removed from the structure and reinstalled in accordance with the manufacturer's installation instructions. In the absence of supporting evidence BS 8214: 2016 may be referred to for timber doorsets up to 60 minutes fire resistance performance only.</p>		
		
<p>Example of door leaves which are out of alignment.</p>	<p>Example of an incorrectly fitted smoke seal, which may cause misalignment of door leaves.</p>	<p>Example of a twisted door leaf which may require replacement if it cannot be relocated within the frame reveal.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	06 Door Leaf Out of Alignment
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Investigation of doorsets where the door leaf or leaves are misaligned.</li> <li>2. How to repair misaligned doorsets.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Where supporting evidence cannot be obtained, metal and composite, and timber doorsets requiring greater than 60 minutes fire integrity cannot be repaired using this repair technique option.</li> </ol>
Areas on the doorset where this ART may be applied:
Areas of the doorset which could inhibit the ability of the door leaf to close.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	07 Moisture Content Too High
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> The door leaf fails to close due to swelling of the door leaf caused by moisture absorption.
<b>Repair Technique Option:</b>
<p>If the door leaf is failing to close due to a high moisture content, it is important not to adjust the doorset until the level of moisture has been addressed, as the leaf will shrink as it dries, resulting in excessive door gaps.</p> <p>Investigation should be undertaken to establish if there is a reason for the excessive moisture within the building that needs to be rectified or dried out, for example a rainwater or plumbing leak, newly plastered wall or newly screeded floor.</p> <p>One way to achieve this would be to allow the building to dry. Once remedial work on the building has concluded, if you plan to allow the moisture levels to stabilise before any adjustment to the doorset then permission from the building's responsible person must be sought if the doorset is to remain in a compromised state until this has occurred. Failure to get agreement from the responsible person before leaving a non-functioning fire doorset, which may involve then introducing other mitigating actions, may result in a severe compromise of the fire safety strategy.</p> <p>Once the cause of the excessive moisture has been addressed allow the humidity within the building to stabilise (this may take up to a few weeks, and a dehumidifier may be necessary to facilitate or expedite this process). Using a moisture meter, check the moisture content of the door leaf does not exceed the average moisture measured for the building. This would typically be 12% for internal doors and 16% for external doors, but this will vary depending upon specific building conditions.</p> <p>Whilst the moisture content of a timber internal doorset might be expected to be around 12% it is advisable to check other timber elements/doorsets in the same area to establish if the ambient moisture is significantly lower. If the ambient moisture is only 7% and your doorset is 12% this may still represent a moisture issue.</p> <p>Once stabilised re-check the door gaps and adjust the leaf in accordance with the manufacturer's instructions. <b>ART04 – Door Gaps Incorrect to Specification</b> may be referred to in the absence of such instructions.</p> <p>If the doorset is positioned within a location of a building which is continually exposed to high levels of moisture (e.g., wet room) it may be worth considering a different design of door that is specifically designed to resist moisture uptake.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	07 Moisture Content Too High
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

	
<p>Door leaf fails to close due to lack of clearance, caused by absorption of moisture.</p>	<p>Doorset adjusted to establish suitable perimeter gaps.</p>

<p><b>Limitation for repair:</b></p>
<p>This ART covers the following:</p>
<ol style="list-style-type: none"> <li>How to consider and understand the influence of temporary increases in building moisture content on door leaf operation.</li> </ol>
<p>This ART does not cover:</p>
<ol style="list-style-type: none"> <li>N/A</li> </ol>
<p><b>Areas on the doorset where this ART may be applied:</b></p>
<p>Timber based door leaves which have been exposed to excessive moisture.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	08 Hinges damaged or dropped
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Hinges have worn or are damaged, allowing the door leaf to drop, resulting in incorrect gaps and / or problems with the doorset operation

#### Repair Technique Option 1: (Replacement hinge with an identical hinge)

Where the hinge has failed due to long term wear or has been damaged in service, the hinge shall be replaced with an identical hinge to that which is being replaced.

If intumescent protection pads are fitted to the existing hinge, these must be refitted. Where this is not possible, e.g., due to damage, tested and approved intumescent pads to the same dimension and material type must be fitted with the replacement hinge.

Refer to the Limitation of repair section of this ART for specific applications.



Example of a lift off type hinge where the pin has bent over time.



Example of a replacement identical hinge.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	08 Hinges damaged or dropped
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 2: (Replacement hinge with an alternative hinge)**

Where the hinge has failed due to long term wear or has been damaged in service, the hinge may be replaced for an alternative hinge that is of a suitable class of durability for the application of the doorset as defined within BS EN 1935, which has documented fire resistance test evidence to BS 476 Pt22 or BS EN 1634-1, confirming that the hinge has reached the required level of fire resistance performance in a similar door construction (i.e. if you are replacing a hinge on a timber door leaf and frame the test evidence must establish the performance of the hinge in a timber door leaf with a timber frame).

If intumescent protection pads are fitted to the existing hinge, these must be refitted. Where this is not possible, e.g., due to damage, tested and approved intumescent pads to the same dimension and material type must be fitted with the replacement hinge.

The replacement hinge must be the same size as the hinge which has been removed.

Refer to the Limitation of repair section of this ART for specific applications.



Example of a lift off type hinge where the pin has bent over time.



Example of an alternative hinge fitted in place of the previously removed damaged hinge.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	08 Hinges damaged or dropped
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair Technique Option 1 is applicable to all door types, (timber based, composite and metal).</li> <li>2. Repair Technique Option 2 is only applicable to timber and metal based doorsets.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Repair Technique Option 2 is not applicable to composite based doorsets.</li> </ol>
Areas on the doorset where this ART may be applied:
Hinge positions

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	10 Operational Maintenance
Revision Number	05
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** General operational maintenance of doorset.

General maintenance is necessary on a doorset to ensure continued operation as per its intended used.

**Repair Technique Option: (General maintenance)**

The below detailed actions and checks are not exhaustive. If further activities have been undertaken, they should be detailed, and records kept by the Approved Maintainer.

1. Check condition and operation of hinges, ensuring that hinges are free of damage and wear which may cause the item to fail.
2. Check condition and operation of other elements of moveable building hardware (i.e., handles, locks & latches) ensuring the items are freely operable and free of damage or wear which may cause the item to fail.
3. Check condition and operation of self-closing device, ensuring that the door leaf fully closes from all angles and the latch (if fitted) engages.
4. Check condition and operation of hold-open device (if fitted) ensuring that the hold-open device is free from damage and wear, which may cause the item to fail.
5. Check condition and operation of flush bolts (if fitted) ensuring that the flush bolt is free from damage and wear, which may cause the item to fail, and that the flush bolt is able to fully engage within its keep.
6. Check condition and operation of drop-seal (if fitted) ensuring the drop-seal is free from damage and wear, which may cause the item to fail. If the drop-seal is not correctly engaging, the drop-seal should be adjusted as per the manufacturer's instructions.
7. Lubrication of hinges.
8. Lubrication of moveable parts within handles, locks and latches.
9. Check there is no movement of the doorframe under normal operation of the doorset that may be an indicator that the frame fixings are failing to restrain the frame within the supporting structure.
10. Alteration of adjustable hardware, for example, lock strikes which have movable elements are permitted adjustment to reinstate the operability of the item of hardware.
11. Hardware which is damaged or no longer operable may be replaced on a "like for like" basis to reinstate the functionality of the hardware component. Associated intumescent material for the item of hardware must also be replaced where applicable.

Any defects discovered as a result of undertaking the above general maintenance shall be documented and addressed in a timely manner, utilising associated ARTs as appropriate.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	10 Operational Maintenance
Revision Number	05
Issue Date	01 January 2024
Expiry Date	31 December 2024



Example of lubrication of hinges.

#### Limitation for repair:

This ART covers the following:

1. General maintenance of doorsets
2. Lubrication of elements of building hardware shall, where possible be undertaken in accordance with the item of building hardware instructions or associated requirements issued by the manufacturer. If manufacturer instructions are unobtainable, sparing application of Mineral oil or silicone-based lubricant is acceptable, subject to wiping away any excess and only applying it to components made from steel/ brass or metals used in plain hinge bearings. Incorrect specification of lubricants may influence the performance of the item it is being applied to.

This ART does not cover:

1. The repair outlined in point 11 does not apply to doorsets where a “like for like” replacement cannot be identified. Like for like is an identical replacement including intumescent protection.

#### Areas on the doorset where this ART may be applied:

The whole doorset.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	11 Damaged perimeter seals
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Perimeter intumescent seals are damaged, partly missing, or combined intumescent & smoke seals have been painted or damaged.

**Repair Technique Option 1: (Replacement of intumescent seals)**

The entire section of damaged intumescent seal must be removed and replaced on a 'like for like' basis with a seal of the same specification. Like for like is an identical replacement including:

1. Dimension,
2. Manufacturer,
3. Intumescent type,
4. Configuration,
5. Profile (if the seal includes fins or brush seals for other performance characteristics for example smoke, weather, or acoustics).

It is possible to replace a section of seal where a joint is present in the length of the existing seal (as depicted in the images below).

Close inspection of the remaining or damaged seal will often provide information printed on the seal with respect to identifying the manufacturer and seal type.

If it is not possible to identify the specification of the seal (as defined above) the seal should be replaced with an approved specification as determined by the doorset manufacturer.



Example of damaged or missing seal.



Example of replacement seal with tight butt joints.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	11 Damaged perimeter seals
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

### Repair Technique Option 2: (Intumescent seals falling away from groove)

Where intumescent seals have over time become loose within their groove and are falling away, it is possible to consider the following options:

1. A replacement of the adhesive applied to the rear of the seal may be sought from the manufacturer of the seal. It is not possible to apply an alternative manufacturer's adhesive in this application, therefore, where the seal manufacturer is unable to supply the existing specification of adhesive strip, this option is not permitted.
2. Replacement of the entire length of intumescent seal as detailed within Repair Technique Option 1 above.
3. Where the seal manufacturer can supply test evidence for, or the doorset subject to repair includes pin fixing of the intumescent, it may be possible to apply pin fixings in line with the supplied evidence or existing specification. If the manufacturer does not have this evidence available, and existing pins are not present, pins must not be used to re-affix seals within their grooves.



Example of seal falling away from groove

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	11 Damaged perimeter seals
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024



Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Replacement of a damaged or missing intumescent or combined intumescent &amp; smoke seal.</li> <li>2. Where an existing seal is not deliberately jointed, the entire length of seal must always be replaced (with no butt joints present)</li> <li>3. Where existing seals are deliberately jointed (i.e., anti-ligature requirements), the whole damaged or missing seal must be replaced between joints in the seal. It is only then possible to include butt joints to match the existing specification as installed.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Replacement of intumescent seals which are not supported by test evidence. If it is not possible to determine a suitable replacement seal via the door manufacturer this ART must <b>not</b> be applied.</li> </ol>
Areas on the doorset where this ART may be applied:
Perimeter intumescent seals applied within the frame reveal or leaf edge.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes



FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	12 Misaligned matching hardware
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> Door latch bolt and keep plate or door bolt and socket is misaligned, preventing the leaf from latching, or closing correctly
<b>Repair Technique Option: (Re-position offending element of building hardware)</b>
<p>Prior to the re-positioning of any element of building hardware, the misalignment must be investigated to establish if another fault is the cause of the misalignment. For example, the doorset shall be inspected to verify that the door gaps are correct, the hinges have not dropped and are not damaged, and / or the door leaf is in alignment within the frame reveal.</p> <p>If it is identified that one or more of the above potential causes are present, refer to the relevant ART before attempting to re-position any item of hardware.</p> <p><b>ART04 – Door gaps Incorrect to Specification</b></p> <p><b>ART06 – Door Leaf Out of Alignment</b></p> <p><b>ART08 – Hinges Damaged or Dropped</b></p> <p>Once the investigation has taken place, if one or more of the above detailed ARTs have been used and the problem persists, proceed to amend the positioning of the offending hardware as below.</p> <p>If none of the above potential causes are present and it can be established that the offending item of building hardware is misaligned with its associated keep, re-position the relevant item of hardware to enable correct operation of the doorset. Typically, this would result in the modification of the position of the receiving element (keeps).</p> <p>Utilise <b>ART02 – Over Recessed Hardware</b> to repair the previous position of the element, then re-position the element of building hardware.</p> <p>If intumescent gaskets are fitted, they must be refitted when the item is re-positioned. Where this is not possible, e.g. due to damage, a tested and approved gasket of the same dimensions must be fitted.</p> <p>If the re-positioning of an element of building hardware results in damage or gaps within the perimeter intumescent seals (applied to the leaf or frame)</p> <p><b>ART11 – Damaged Perimeter Seals</b> must be utilised to ensure they are adequately repaired.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	12 Misaligned matching hardware
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024


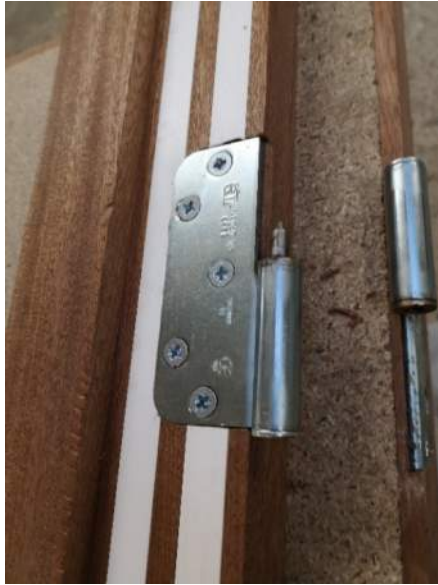
	
Example of misaligned latch keep.	Example of repositioned keep.

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. The repositioning of edge mounted elements of building hardware which have a restraining function or, the repositioning of the receiving item of hardware such as the keep.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>2. The repositioning of elements of building hardware on composite or metal based doorsets.</li> <li>3. The replacement and repositioning of surface mounted and non-restraining building hardware.</li> </ol>
Areas on the doorset where this ART may be applied:
Edge mounted restraining hardware.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes




FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	13 Hinge Fixings Are Loose or Missing
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<p><b>Description of damage:</b> Door leaf has dropped due to loose hinge fixings. Check for issues that are potentially placing undue stress on the hinges and rectify as appropriate (e.g. obstruction between the door and frame)</p>	
<p><b>Repair Technique Option 1: (Tighten or replace screws)</b></p> <p>Initially tighten the existing screws which are in-situ. If the existing screws do not tighten to give appropriate fixity, replace the screw for an alternative steel-based wood screw with a larger diameter thread. Longer screws than the existing are permitted. If any screws are missing, source an alternative steel-based wood screw of the same dimensions as other present screws used as hinge fixings. If the new screw does not tighten, replace as detailed above. All screw positions on each hinge must be utilised.</p>	
	
<p>Example of loose screw fixings.</p>	<p>Example of screws replaced and tightened.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	13 Hinge Fixings Are Loose or Missing
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2: (Fixing position)		
<p>If the leaf or frame can no longer act as an adequate fixing point at the existing screw locations, the damaged area can be drilled out to a maximum of Ø12mm diameter to the full depth of the frame and a maximum of 30mm depth within the leaf. The hole is to be plugged with a hardwood dowel, with a minimum density of 640kg/m<sup>3</sup>, which is to be glued in position with a urea formaldehyde-based adhesive. Once the plug has been fitted and the adhesive is allowed to cure, the fixings may be reapplied.</p>		
		
Drilling out existing fixing position.	Example of hardwood plug being applied.	Hardwood plug applied and trimmed flush prior to reapplication of hinge.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	13 Hinge Fixings Are Loose or Missing
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Replacement hinge screws.</li> <li>2. Repair to fixing positions of hinges.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Replacement of hinges.</li> <li>2. Replacement of hinge fixings with screws which are not constructed from steel.</li> </ol>
Areas on the doorset where this ART may be applied:
Hinge fixing positions.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	14 Damaged Glazing and Glass
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Damaged glazing i.e., broken glass, damaged glazing beads or poorly fitted glazing system.

In all cases, guidance should be sought from the doorset manufacturer with respect to approved glass types and glazing systems that have been tested or assessed for use with the doorset.

**Repair Technique Option 1: (Broken glass)**

If the glass is broken or damaged (this could include the need to replace intumescent glass that has become opaque over time) it must be replaced with either the same glass and glazing system as fitted to the door prior to damage, or with a glass type and glazing system that has evidence from the doorset manufacturer as suitable for the specific doorset design in the glass size and configuration of the originally installed glass.

Guidance from the doorset manufacturer should be sought with respect to installation, expansion tolerance and approved glazing systems.

Always replace 'like for like' glazing based upon known fire glass specification for the doorset wherever possible.

When it is not possible to replace the glass on a 'like for like' basis it is permitted to use an alternative proven glass which is compatible with the glazing system and specific door leaf. Guidance should be sought from the doorset manufacturer. If it is not possible to replace the glass and glazing system in a 'like for like' manner, or to identify the specific door leaf & manufacturer it may result in the requirement to replace the door leaf or doorset.

The glazing bead, glazing bead fixing type and dimensions, fixing spacing, and angle at which the fixings are applied, are critical to the performance of glazing within door leaves. As such, the doorset manufacturers tested or assessed detail shall be followed in all cases.





Example of broken glass

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	14 Damaged Glazing and Glass
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2: (Damaged glazing beads)	
<p>If the glazing beads are damaged, the entire length of beading must be replaced with 'like for like' beading.            The replacement beading must match the existing glazing bead material, profile and density.            The glass may be retained providing it is not damaged on removal.            The same type of glazing seal must be used at the location of the replaced section of glazing bead. If this is not possible the entire glazed aperture must be re-glazed following Repair Technique Option 1.            The glazing bead fixing type and dimensions, fixing spacing, and angle at which the fixings are applied, are critical to the performance of glazing within door leaves. As such, these items must be replaced specifically in a 'like for like' manner.</p>	
	
Example of damaged glazing bead.	Example of repaired glazing bead.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes


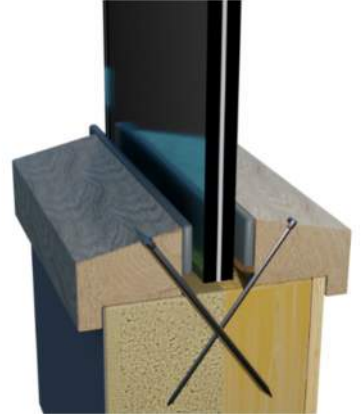


## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	14 Damaged Glazing and Glass
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

#### Repair Technique Option 3: (Poorly fitted glazing system)

If the glazing system is poorly fitted or the glass is loose within the aperture the glass should be re-glazed accordingly, using the appropriate doorset manufacturer's specification. The glazing bead, glazing bead fixing type and dimensions, fixing spacing, and angle at which the fixings are applied, are critical to the performance of glazing within door leaves. As such, the doorset manufacturers tested or assessed detail shall be followed in all cases.

			
<p>Incorrect – Glazing bead overhanging door leaf.</p>	<p>Incorrect – Glazing bead too small leaving void between glazing system and glass.</p>	<p>Incorrect – Intumescent missing from one side of the glass.</p>	<p>Correctly installed glazing system.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	14 Damaged Glazing and Glass
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Replacement of glass within a glazed aperture.</li> <li>2. Replacement of damaged glazing beads.</li> <li>3. Reinstallation of poorly fitted glazing system.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. When there is limited or no information available on the construction of the doorset resulting in the manufacturer remaining unknown, the detailed Repair Technique Options shall <b>only</b> be applied in a 'like for like' manner, if it is not possible to do in this way the door leaf or doorset <b>must</b> be replaced.</li> <li>2. Beech (Fagus species), which is not permitted for use within a glazing system, unless there is specific evidence available to support its use.</li> </ol>
Areas on the doorset where this ART may be applied:
Glazed apertures within the door leaf.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	90 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	16 Installation of Replacement or Refitting Architrave and Sealing to Structural Opening
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024



<b>Description of damage:</b> Architrave needs to be refitted or replaced due to damage, or amendment to fire stopping applied between the frame and the structural opening.
<b>Repair Technique Option 1: (Replacement or refitting of Architrave – Timber doorsets)</b>
When the architrave is required to be refitted or replaced, the following options must be observed. Where test evidence or assessed fire resistance evidence for the doorset is available, the architrave must be as detailed in the supporting documentation. If supporting evidence for the doorset is not available, the replacement architrave may be of the following constructions and fixing methods: <ul style="list-style-type: none"> <li>○ If the fire stopping is verified as adequate and requires no remedial works, the architrave must be constructed of identical material, dimensions, and profile to the existing architrave which has been removed and is to be applied in the same manner. The removed architrave may be reused providing the item was not damaged upon removal.</li> <li>○ If fire stopping has been amended, architraves as defined within BS 8214:2016, specific to the required level of fire resistance required and sealing option must be used for timber doorsets up to 60 minute fire integrity only.</li> </ul>

<b>Repair Technique Option 2: (Replacement or refitting of Architrave – Metal, composite, or timber doorsets)</b>
When the architrave is required to be refitted or replaced, the following options must be observed. Where test evidence or assessed fire resistance evidence for the doorset is available, the architrave must be as detailed in the supporting documentation. If supporting evidence for the doorset is not available, the replacement architrave must be of the following construction and fixing method: <ul style="list-style-type: none"> <li>○ If the fire stopping is verified as adequate and requires no remedial works, the architraves must be constructed of identical material, dimensions, and profile to the existing architrave which has been removed and is to be applied in the same manner. The removed architrave may be reused providing the item was not damaged upon removal.</li> </ul>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	16 Installation of Replacement or Refitting Architrave and Sealing to Structural Opening
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 3: (Sealing to structural opening – Timber doorsets)**

If the sealing to structural opening is being reviewed, in the absence of supporting information (i.e., a project specific assessment addressing a specific solution), the fire stopping and sealing to structural opening must be in accordance with the manufacturers tested or assessed evidence. In the case of timber based doorsets where the manufacturers evidence is not available BS 8214:2016 should be referred to for timber doorsets up to 60 minute fire integrity only.

BS 8214:2016



**Timber-based fire door assemblies – Code of practice**

**Repair Technique Option 4: (Sealing to structural opening – Metal, composite or timber doorsets)**

If the sealing to structural opening is being reviewed, in the absence of supporting information (i.e., a project specific assessment addressing a specific solution), the fire stopping and sealing to structural opening must be in accordance with the manufacturers tested or assessed evidence. No change can be made from the tested or assessed solution.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	16 Installation of Replacement or Refitting Architrave and Sealing to Structural Opening
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024



Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair option No.1 covers the replacement or refitting of architraves on timber based doorsets.</li> <li>2. Repair option No.2 covers the replacement or refitting of architraves on all doorsets.</li> <li>3. Repair option No.3 covers the sealing to structural opening on timber based doorsets.</li> <li>4. Repair option No.4 covers the sealing to structural opening on all doorsets.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. Repair options No.1 &amp; No.3 are specifically for use with timber based doorsets and must not be applied to metal or composite based doorsets.</li> <li>2. When utilising BS 8214:2016 repair options No.1 &amp; No.3 can only be used for timber doorsets up to 60 minute fire integrity.</li> <li>3. Repair options No.2 &amp; No.4 are specifically for use with metal and composite based doorsets and timber based doorsets above 60 minutes, up to 120 minutes.</li> </ol>
Areas on the doorset where this ART may be applied:
Replacement or refitting architraves and sealing to structural opening to doorsets.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

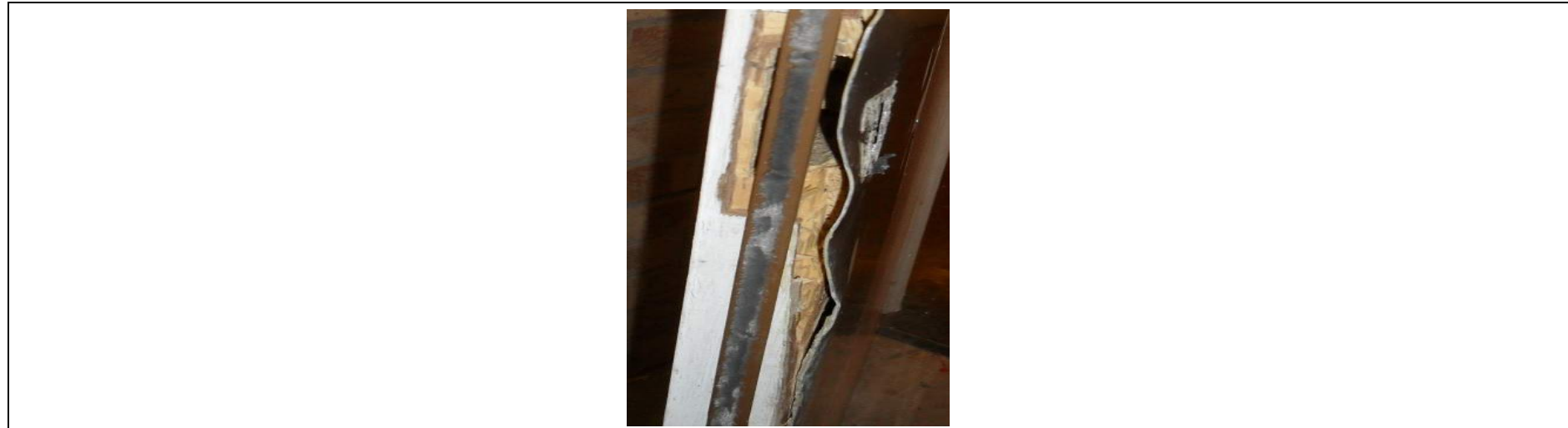
FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	17 Replacement Door Leaf
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> The door leaf is damaged beyond repair and requires replacement.
<b>Repair Technique Option: (Replacement door leaf)</b>
<p>If it is deemed necessary to replace the leaf/leaves of a doorset, the leaf/leaves are required to be replaced with a proven design, fitted with associated intumescent and smoke seals, hardware (including protection), and glass and glazing systems, which are suitable for the replacement door leaf as applicable. The frame into which the leaf/leaves are to be hung, must be in good condition and will need to be confirmed as suitable for the chosen door leaf design (i.e., density &amp; dimensions as required by the replacement door leaf/leaves supporting evidence).</p> <p>The following items should be verified against the leaf's supporting evidence in order to ensure the suitability of the frame with the replacement door leaf:</p> <ul style="list-style-type: none"> <li>○ Frame material (density &amp; species),</li> <li>○ Frame cross sectional dimensions,</li> <li>○ Frame must be able to facilitate required intumescent and smoke seals as applicable,</li> <li>○ The frame must be securely fastened within the opening,</li> <li>○ The fire stopping and sealing to structural opening must also be verified to be appropriate for the new door leaf design and rectified or amended if necessary.</li> </ul> <p>It may be possible to retain elements of building hardware which are not worn and are free from damage, providing the supporting evidence for the new door leaf/leaves permits the use of the items intended to be retained, and they are fitted with appropriate intumescent protection as per the new leaf specification.</p> <p>When installing a replacement door leaf/leaves the installation instructions or supporting test/assessed evidence shall be obtained from the manufacturer and followed.</p> <p>When replacing one of the leaves of a double doorset, it is critical that the replacement leaf is identical to the leaf which will remain in-situ. If this is not possible, both leaves must be replaced such that the supporting evidence represents the doorset once the ART is completed.</p> <p>A list of doorset/door leaf manufacturers who may be able to assist can be found at <a href="http://www.bmtrada.com">www.bmtrada.com</a>.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	17 Replacement Door Leaf
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024



Example of a door leaf which requires replacing

**Limitation for repair:**

This ART covers the following:

1. Replacement door leaves.

This ART does not cover:

1. The replacement of a door leaf under this ART may not be used in conjunction with **ART 20 – Replacement Door Frame**.

**Areas on the doorset where this ART may be applied:**

Replacement of a door leaf.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	18 Recommendation for replacement doorset
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** The complete doorset requires replacement due to damage (e.g., damage, twisted, bowed, or cupped leaf) or the doorset has been determined to be non-fire rated.

**Repair Technique Option: (Replacement doorset)**

In some instances, it may be necessary to recommend replacement of doorsets (door leaf and frame). This may be due to damage to either the leaf or the frame and/or identification of an inadequate doorset specification for the specific location.

In order to provide a high level of confidence in the replacement doorset, it is recommended that the manufacturer of the replacement doorset is 3<sup>rd</sup> party certified (e.g., under the Q-Mark fire door manufacture scheme).

In order to achieve a Q-Mark certified installation, the installation of any replacement doorsets which have been recommended under this ART, can only be completed by a Q-Mark Approved Installer who is certified under the Q-Mark Fire Door Installation Scheme.

A list of Q-Mark certified doorset manufacturers and Approved Installers can be found at [www.bmtrada.com](http://www.bmtrada.com).

Prior to a replacement doorset being fitted, it should be confirmed that the supporting construction is adequate for the replacement doorset to achieve the required level of fixity to house the doorset as well as achieve the required level of fire resistance performance. Furthermore, consideration must be given to floor levels and coverings with respect to fitting a doorset with an appropriate threshold detail.



**Example of a doorset which requires replacing –** The damage on this doorset revealed a hollow core construction and was not therefore, deemed adequate for the required period of fire resistance. Furthermore, the door was recorded as 44mm thick, had a softwood door frame but was required to achieve a 60 minute fire resistance. The entire doorset was recommended for replacement.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	18 Recommendation for replacement doorset
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024



<b>Limitation for repair:</b>
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Recommendation of replacement of doorsets.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. The installation of a replacement doorset is not covered by this ART or the Q-Mark Maintenance Scheme.</li> </ol>
<b>Areas on the doorset where this ART may be applied:</b>
Replacement of a doorset

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	19 Fire Door Signage
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Appropriate fire door signage is not present.

All fire doors should be marked with the appropriate fire safety sign complying with BS 5499-5:2002, depending on whether the door is to be kept closed when not in use (“Fire Door Keep Shut” – Sign), to be kept locked when not in use (“Fire Door Keep Locked” – Sign) or held open by an automatic release system or free swing device (“Automatic Fire Door Keep Clear” – Sign).

Fire doors to cupboards and to service ducts should be marked on the outside.

All other fire doors should be marked on both sides.

Identification plates meeting the below specifications are also covered within this ART.

#### Repair Technique Option 1: (Screw fixed fire door signage) – Timber based doorsets only

It is permitted to apply the appropriate safety sign (as determined) to the face of the door leaf with a minimum of 2No. steel screw fixings no greater than 15mm in length.

The applied sign must be no greater than 150mm diameter.

The applied sign must not be applied closer than 20mm to the edge of the leaf or any apertures within the leaf and must not be positioned such that it coincides with the door stop.

The sign must be no thicker than 3mm.

The sign may be constructed from steel, aluminium, or plastic.

Safety signage is not permitted to be fitted to the edge of the door leaf.

Safety signage is not permitted to be fitted to glazed elements.

#### Repair Technique Option 2: (Self-adhered or glued fire door signage)

It is permitted to apply the appropriate safety sign (as determined) to the face of the door leaf with a self-adhesive backing or adhesive.

The applied sign must be no greater than 150mm diameter.

The applied sign must not be applied closer than 20mm to the edge of the leaf or any apertures within the leaf and must not be positioned such that it coincides with the door stop.

The sign must be no thicker than 3mm.

The sign may be constructed from steel, aluminium, or plastic for timber based and composite based doorset types, and of a steel construction or ‘like for like’ for metal based doorset types.

Safety signage is not permitted to be fitted to the edge of the door leaf.

Safety signage is not permitted to be fitted to glazed elements.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	19 Fire Door Signage
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024



Incorrectly positioned fire door signage positioned on the glazed element.

Correctly positioned fire door signage to the face of the door leaf.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	19 Fire Door Signage
Revision Number	11
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair option No.1 covers the application of appropriate fire door signage to the surface of the leaf by means of screw fixings and is for use on timber based doorsets only.</li> <li>2. Repair option No.2 covers the application of appropriate fire door signage to the surface of the leaf by means of self-adhesive or glue and is for use on all doorset types.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. The following fire doors are not required to comply with the detailed signage requirements: Doors to and within flats, bedroom doors in other residential premises and lift entrance/landing doors. This information is taken from Approved Document B at the time this document was prepared, and the status of this information should be verified by the maintainer prior to applying this ART.</li> </ol>
Areas on the doorset where this ART may be applied:
Push or pull face of the door leaf.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	20 Replacement Door Frame
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** The door frame requires replacement due to damage that cannot be repaired.

Where the whole frame (head and jambs) is damaged beyond repair, i.e. cannot be repaired in accordance with **ART21 – Repair Door Frame**, or is considered impractical to repair the specific defect, the whole frame must be replaced with a new frame suitable for the door leaf.

**Repair Technique Option 1: (Replacement door frame – Supporting evidence for the doorset is present for doorsets)**

The supporting evidence for the doorset design should be followed in order to decide on a suitable replacement. The replacement door frame should be produced in accordance with the supporting evidence including the installation of fire and smoke seals where applicable. Installation instructions should be sought from the manufacturer of the doorset, and the frame should be installed in accordance with these instructions, including fire stopping and sealing to the structural opening requirements.

The new door frame must be constructed of timber which meets or exceeds class J30 as specified in BS EN 942:2007 (Subject to adequate repair of any defects).

If the installation instructions and sealing to structural opening information is unavailable refer to the method outlined in Repair Option No.2 below.



Example of supporting evidence for a doorset design in the form of a field of application.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	20 Replacement Door Frame
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Repair Technique Option 2: (Replacement door frame – Supporting evidence for the doorset is not available – up to 60 minutes fire resistance)**

In the absence of supporting evidence, the new frame must match the profile and dimensions of the existing frame and be constructed of a 'like for like' material (species) and have a density equal to or greater than the existing frame, subject to being a suitable specification for the period of fire resistance required.

New timber door frames must be constructed of solid timber which meets or exceeds class J30 as specified in BS EN 942:2007 (Subject to adequate repair of any defects).

Frame joints may either match the jointing method of the existing frame being replaced or be butt jointed, mortice and tenon, mitred, or half lapped. In all cases the joints shall have no gaps. All jointing methods require additional mechanical fixings with the appropriate size ring shank nails or screws.

Where intumescent and smoke seals were fitted to the original frame, an intumescent and smoke seal (if applicable) of the same specification (including type, manufacturer, and dimensions) must be applied in the same manner and location to the replacement frame.

The new frame must be fixed to the supporting construction with a minimum of 4No. steel screws suitable for the structural opening in each vertical jamb.

The fixings are to be positioned 150mm from corners, at no greater than 600mm centres, and must penetrate the supporting construction by a minimum of 50mm.

Packing materials, from the options listed below, must be applied between the rear of the frame and the supporting construction local to fixing positions to minimize deflection of the frame.

1. Plastic packers may be used but only for 30min fire resistant doorsets and only if cut back 10mm and capped with appropriate intumescent mastic.
2. Softwood packers with a minimum density of 510kg/m<sup>3</sup> can be used for 30min fire resistance period only. These do not need to be cut back or capped with intumescent mastic.
3. Hardwood packers with a minimum density of 640kg/m<sup>3</sup> can be used for up to 60min fire resistance period. These do not need to be cut back or capped with intumescent mastic.
4. Packers made from non-combustible or limited combustibility material (e.g. calcium silicate board or plasterboard) can be used for up to 120min fire resistance period. These do not need to be cut back or capped with intumescent mastic.
5. 'Like for like' packers matching the specification of the existing doorset.

If head fixings exist on the original doorset, these should be replicated, but where they are not fitted the following is expected. It is not necessary to apply a fixing at the head of single leaf doorsets, but packers must be inserted. A single fixing is required in the head of double leaf doors as well as packers matching the type applied behind the vertical jambs.

The new frame must be installed with an appropriate fire stopping solution following BS 8214:2016.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.





Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	20 Replacement Door Frame
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024

			<div style="text-align: right; font-size: small;">BS 8214:2016</div>  <p style="text-align: center;"> <b>Timber-based fire door assemblies – Code of practice</b> </p>
Example of mortice and tenon joint.	Example of intumescent seal.	Example of plastic packing behind frame.	BS 8214:2016 Timber-based fire door assemblies – code of practice.

			
Half lapped joint.	Mitre joint.	Bridle joint.	Butt joint.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	20 Replacement Door Frame
Revision Number	12
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair option No.1 covers the replacement of a door frame where the supporting evidence for the doorset design is available.</li> <li>2. Repair option No.2 covers the replacement of a door frame where the supporting evidence for the doorset design is not available, giving guidance on installation of the new door frame for doorsets of up to 60 minutes only.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. The interchange of intumescent seals to a seal of an alternative type, manufacturer, or size.</li> <li>2. The replacement of a door frame under this ART <b>cannot</b> be used in conjunction with the replacement of a door leaf under <b>ART17 – Replacement Door Leaf</b>.</li> </ol>
Areas on the doorset where this ART may be applied:
Door frame.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	120 minutes






FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	21 Repairing Door Frame
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Damage to the door frame which has occurred over the period the doorset has been in service. including repair of holes which have been made in the frame to allow for services.

**Repair Technique Option 1: (Repair of a void or hole)**

**Crack or damage:**  
Whereby damage has occurred to a door frame which is up to 300mm long x 44mm wide x 16mm deep, the offending area is to be removed. This should be achieved by routing the area 25mm longer in each direction to a maximum of 350mm and squaring the edges with a chisel.  
A section of 'like for like' material including density, shall be sized to fit the routed area and adhered in position with a urea formaldehyde-based adhesive. It is permitted to use temporary steel pins to keep the applied section in position while adhesive cures, pins shall be removed.  
Once the adhesive has cured gaps of up to 1mm shall be filled with an epoxy wood filling product.

**Holes:**  
Holes of up to 25mm in diameter passing through the door frame may be plugged with a 'like for like' material including density, subject to being a suitable specification for the period of fire resistance. The dowel shall tightly fit and shall be adhered in position with a urea formaldehyde-based adhesive.  
Once the above detailed repair has been completed, the repaired frame shall match the profile of the existing frame.  
The above repair is limited to 2No. repairs per frame member. If a further repair is required, or the frame has been previously repaired in this manner and has deteriorated over time into a state of disrepair, the frame member is to be replaced. See option No.2 below.

				
Example of a rebate which is to be repaired.	Example of a hole being repaired with the method above.	Example of a hole which is to be repaired.	Example of a hole being repaired with the method above.	Example of a hole repaired with the method above.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	21 Repairing Door Frame
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Repair Technique Option 2: (Replacement of a single frame member)
<p>If a hole or damaged area is outside of the maximum dimensions given in option No.1 above, or a frame member has already been repaired 2No. times previously, it may be necessary to replace the frame member.</p> <p>It is only permitted to replace a single member of frame per doorset. If more than one member requires replacing refer to <b>ART20 – Replacement Door Frame</b>.</p> <p>The replacement frame member must match the existing specification, including material type (species), <b>density</b>, dimensions, and profile.</p> <p>Where intumescent and smoke seals were fitted to the original frame member, an intumescent and smoke seal (if applicable) of the same specification (including type, manufacturer, and dimensions) must be applied in the same manner and location to the replacement frame member.</p> <p>The frame member is to be affixed to the existing frame members in the same manner as the existing frame member.</p> <p>The new frame member must be fitted to the supporting construction in accordance with the supporting documentation which supports the performance of the doorset. If this information is not available refer to the installation and sealing to structural opening information given within <b>ART20 – Replacement Door Frame</b>.</p>
<p><b>Limitation for repair:</b></p> <p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair option No.1 details repair technique applicable to damage and holes on frame members.</li> <li>2. Repair option No.2 details the replacement of a single frame member on a doorset.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. N/A.</li> </ol>
<p><b>Areas on the doorset where this ART may be applied:</b></p> <p>Door frame.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	-	No
Metal	-	No
Applicable Fire Resistance	Up to	60 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	22 Smoke Control
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** Smoke control is compromised due to damaged perimeter or automatic drop-down threshold smoke seals.

Smoke seals come in a variety of forms. They can be smoke, or weather type seals fitted to the perimeter of the frame or door leaf, combined intumescent seals with a smoke controlling feature i.e., brush pile seal or polymeric fins, surface mounted or rebated drop down seals, or seals integrated within the profile of an aluminium threshold.

If the smoke seal is combined within an intumescent seal, **ART11 – Damaged Perimeter Seals** should be followed in the replacement of the seal.

#### Repair Technique Option 1: (Replacement smoke only seals)

##### Composite based doorsets.

Supporting evidence for the doorset design should be sought from the doorset manufacturer which demonstrates the ability for the doorset to achieve the required level of smoke control. Where this evidence is available, it should be followed in order to source a suitable replacement for a damaged smoke seal. The seal should only be replaced on a 'like for like' basis, as the application of seals which may not be compatible with the specific doorset may impact the fire resistance performance of the doorset design. In all instances the full length of seal should be replaced, such that no more interruptions to the seal are present than tested for smoke control performance.

##### Timber and metal based doorsets.

If supporting evidence for the doorset design is available, and the seal is a combined intumescent and smoke seal, the seal shall only be replaced on a 'like for like' basis. Following the instructions within **ART11 – Damaged Perimeter Seals**.

If the seal is not a combined intumescent and smoke seal and is in fact for example applied to the upstand of the doorstop, the seal shall still be replaced in a 'like for like' basis, however, in some instances it can be difficult to identify the manufacturer of a smoke seal.

It is possible to replace the seal with an alternative seal which matches the profile and dimensions of the existing seal, providing the manufacturer is able to demonstrate ambient smoke control and fire resistance performance of the replacement seal in a doorset which is fundamentally the same as the doorset you are looking to fit the seal within (i.e., for timber doorsets a timber based doorset with leaf dimensions equal to or greater than the doorset being repaired and the same number of leaves and mode of operation).

The supporting evidence from the seal manufacturer should consist of the performance of fundamentally the same doorset tested to either BS 476 Pt31.1 or BS EN 1634-3 for smoke control, and BS 476 Pt22 or BS EN 1634-1 for fire resistance including the alternative seal.

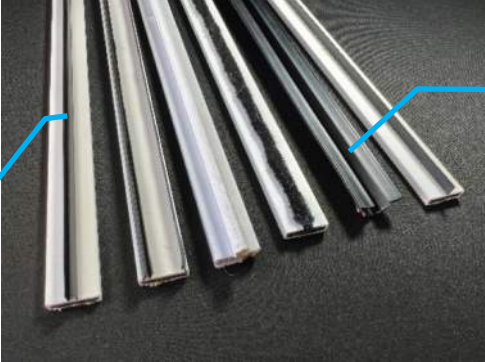

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	22 Smoke Control
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<div style="display: flex; align-items: center;"> <div style="border: 1px solid blue; padding: 5px; margin-right: 10px; width: 20%;">                 All other seals demonstrate combined intumescent and smoke seals.             </div>  <div style="border: 1px solid blue; padding: 5px; margin-left: 10px; width: 20%;">                 Example smoke only seal.             </div> </div>	
Examples of combined intumescent and smoke seal and smoke only seals.	Example of drop-down seal.

**Repair Technique Option 2: (Adjustment or replacement of a drop-down seal)**

Where an automatic drop-down seal is not operating correctly, advice should be sought from the manufacturer of the unit to see whether adjustments can be made. If the unit is broken or damaged, the entire unit should be replaced on a 'like for like' basis only.

If the existing drop-down seal is protected within intumescent material within the door leaf, the replacement shall also contain the same protection when refitted.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	22 Smoke Control
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

Limitation for repair:
<p>This ART covers the following:</p> <ol style="list-style-type: none"> <li>1. Repair and replacement of smoke control seals on existing smoke control doorsets.</li> </ol> <p>This ART does not cover:</p> <ol style="list-style-type: none"> <li>1. It is not possible to apply alternative smoke control seals to composite doorsets than the seal which has been tested and proven for the exact doorset design.</li> <li>2. It is not possible to apply drop down seals, surface mounted or rebated to doorsets, which were not initially installed with drop-down seals fitted.</li> <li>3. This ART is only applicable to doorsets which were initially installed as smoke control doorsets and fitted with the appropriate perimeter sealing.</li> </ol>
Areas on the doorset where this ART may be applied:
Smoke control sealing elements.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	23 Calling in Expertise
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

<b>Description of damage:</b> Damage is present, and no applicable ART is available to find a solution.
<b>Repair Technique Option: (Calling in expertise)</b>
<p>For certain projects it may be necessary to call on the advice of a 3<sup>rd</sup> party expert. As stated in Approved Document B, a UKAS accredited laboratory would be expected to have the necessary expertise to be able to offer advice on matters related to the performance of products.</p> <p>The reason for calling on expertise may vary between projects. Situations when a 3<sup>rd</sup> party expert could be required could include:</p> <ul style="list-style-type: none"> <li>○ The doorset under review has damage, which is not covered by an ART, but the building owner/client wishes to retain the doorsets (e.g. doorsets with high heritage value).</li> <li>○ The maintainer has identified an issue with a doorset that has no supporting documentation which means the doorset would not be considered to meet the expectations for a doorset of the required fire resistance period, but the building owner/client would like an independent evaluation of likely performance.</li> <li>○ The building owner/client has expressed concern that they are not confident in declaring the performance of one or more of their doorsets due to lack of historical records or other reasons.</li> </ul> <p>A viable route to reaching a resolution to the above detailed issues may be a project specific assessment.</p> <p>A project specific assessment is a formal assessment report compiled by experts with the necessary competence, who subscribe to the principles outlined in the Passive Fire Protection Forum (PFPF) 'Guide to Undertaking Technical Assessments of the Fire Performance of Construction Products Based on Fire Test Evidence'.</p> <p>Usually, a project specific assessment would be specific to a single site, building or premises, or detail a particular solution to a defined problem.</p> <p>A project specific assessment uses suitable and sufficient test evidence, established empirical methods of extrapolation, and experience of fire testing similar doorsets, in order to extend the scope of application by determining the limits for the designs based on tested constructions and performances obtained. The scope is an evaluation of the potential fire resistance performance, if the variations specified were to be tested in accordance with a named test standard (e.g., BS 476Pt22:1987).</p> <p>If there is any doubt on the applicability of a maintenance programme to all, part of a project, or you wish to discuss a project specific assessment, the Approved Maintainer may contact their Auditor who can provide an application form and direction to support you in contacting our Warringtonfire team of experts via email on <a href="mailto:fire.resistance@warringtonfire.com">fire.resistance@warringtonfire.com</a>. To ensure the correct expert receives your enquiry please ensure you include as much information about the project and particular query as possible by completing all the fields within the BM TRADA Application Form.</p> <p>Testing, site visits, and project specific assessments are undertaken at an additional cost and are not covered by ongoing certification fees. In some instances where a project specific assessment is not possible, a fire resistance test may be the most appropriate route to provide a solution.</p>

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	23 Calling in Expertise
Revision Number	10
Issue Date	01 January 2024
Expiry Date	31 December 2024

In all instances fire performance assessments provided under ART23 must be in accordance with the PFPF document 'Guide to Undertaking Technical Assessment of Fire Performance of Construction Product based on Fire Test Evidence'. The assessment shall be provided by organisations with the necessary expertise i.e. laboratories accredited by the United Kingdom Accreditation Service (UKAS) for the test method forming the basis of the assessment.



Example of one of our experts performing a site visit to obtain relevant information on a particular project.



Example of a typical fire resistance test furnace, for when a test may be required.

#### Limitation for repair:

This ART covers the following:

1. Damage to doorsets which are outside of the scope defined within the series of ARTs.
2. Incorrect specification of doorsets.
3. Unknown doorsets which require evaluation.

This ART does not cover:

1. This ART provides guidance on how to engage with industry experts, it does not give a solution to a particular problem or issue without an expert's involvement.

#### Areas on the doorset where this ART may be applied:

Not possible to define.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

FIRE DOOR MAINTENANCE SCHEME	
Accepted Repair Techniques	
ART Number	24 Ineffectual Fixings
Revision Number	03
Issue Date	01 January 2024
Expiry Date	31 December 2024

**Description of damage:** The fixings applied to retain the door frame into the supporting construction are loose or there is movement on the door frame when the doorset is in operation.

**Repair Technique Option: (Alternative and additional fixings)**

Where one or more fixings have come loose over the lifespan of a doorset in service resulting in movement of the frame members, the fixings should be inspected for their suitability.

It is possible to replace existing fixings which are either inappropriate for the supporting structure or have come loose overtime or due to overtightening.

The replacement fixing shall be in line with the following specifications:

- o Existing fixing holes are to be reused.
- o The replacement fixing must be constructed of steel and appropriate for the supporting structure. I.e., for timber framed wall constructions, an appropriate steel wood screw should be applied.
- o The screw must be of greater length with a heavier gauge / courser thread or greater in diameter than the originally applied fixing to ensure that adequate fixity is achieved with the supporting structure.

Where the frame allows, and it is not possible to reuse the existing fixing position, it is permitted to apply an additional fixing no closer than 100mm and no further than 150mm from the existing fixing, the existing fixing must not be removed. The new fixing must be adequate for the supporting structure, constructed of steel, be equal to or greater in length & diameter than the existing fixings (to achieve a minimum of 50mm penetration into the supporting structure) and must not be applied through intumescent and / or smoke seals.

**For timber based doorset designs:**

If it is observed that too few fixings have been utilised to fix the doorset within the supporting structure, for example only 2No. fixings applied to each of the vertical jambs, it is permitted to apply additional fixings, such that a minimum of 4No. fixings to each vertical jamb are present at up to 600mm centres. Where 4No. fixings would result in centres greater than 600mm, additional fixings shall be introduced to reduce the centres to less than or equal to 600mm. Top and bottom fixings are not to be removed and are to be supplemented by additional fixings within 100mm to 150mm of their original position.

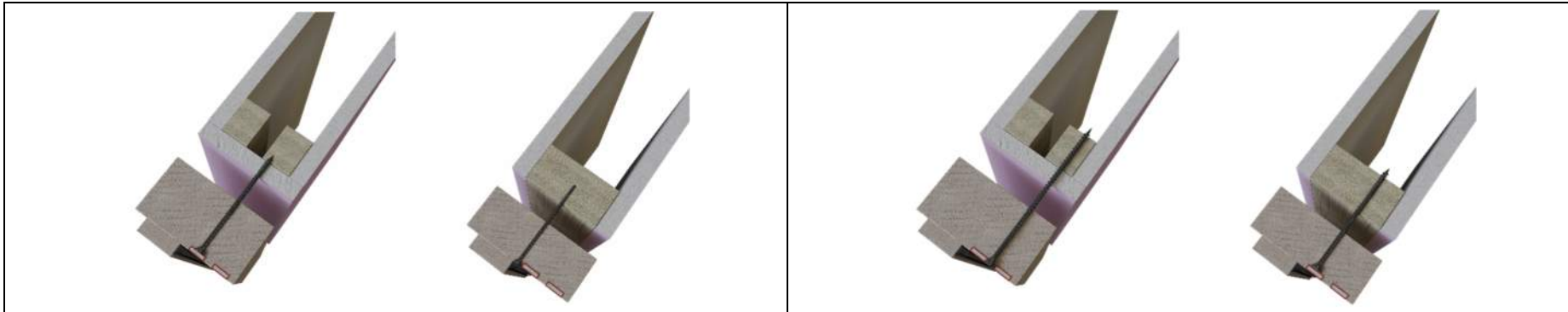
This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes

## FIRE DOOR MAINTENANCE SCHEME

### Accepted Repair Techniques

ART Number	24 Ineffectual Fixings
Revision Number	03
Issue Date	01 January 2024
Expiry Date	31 December 2024



Ineffectual fixings which did not penetrate supporting structure sufficiently.

Alternative fixing, constructed of steel, with greater diameter & greater length than the existing fixing

#### Limitation for repair:

This ART covers the following:

1. Alternative fixings of greater length and diameter, which achieve a greater fixity or penetration into the supporting structure.
2. Application of additional fixings

This ART does not cover:

1. New fixings applied through intumescent and / or smoke seals.

#### Areas on the doorset where this ART may be applied:

Fixing positions.

This accepted repair technique is only valid when carried out by a company that is certified under the BM TRADA Q-Mark Fire Door Maintenance Scheme and in accordance with the scheme requirements.

Applicable Door Type(s)		
Timber Based	Yes	-
Composite	Yes	-
Metal	Yes	-
Applicable Fire Resistance	Up to	120 minutes