



10 REASONS TO SPECIFY CLASS (A) DOOR ACTUATION

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1. YOU WANT TO HAVE AN “OPEN DOOR POLICY”

In the event of a fire we rely on the fire doors to prevent the possible rapid spread of flame and smoke. For most of the time the fire doors can be an obstacle to movement and communications and for this reason facilities such as care homes, hotels and offices choose to hold fire doors open until they are needed, i.e. an open door policy. With an open door policy we not only rely on the fire doors to do their job but equally we rely on the fire door actuation system. Class A fire door actuation systems provide the highest level of safety and integrity.

2. GET FIRE OFFICER APPROVAL

By choosing the highest, class A fire door Actuation, you can be assured that the system will comply. The door actuation class required for certain building types is outlined in BS7273 pt4 but the class is ultimately prescribed by the approving fire officer. The difference in cost between system classes is not great however upgrading to a class A system can be as expensive as installing a new system.

3. COMPLIANCE WITH CURRENT CODES OF PRACTICE

BS7273 : 2007 Code of Practice for the Operation of Fire Protection Measures: Part 4 Actuation of Release Mechanisms for doors. This British standard defines categories and sets out the requirements for fire door actuation. It highlights particular premises that should employ category A fire door actuation including; buildings open to the public, shops, shopping centres, hotels, hostels, leisure centres, transport terminals, schools. separate line isolation devices is reduced saving installation time and wiring costs, whilst at the same time increasing the integrity of the alarm circuits.

4. REDUCE MAINTENANCE COSTS

One of the requirements of BS7273 part 4 is for regular maintenance of the fire door actuation system. The user is required to do a weekly check and operate the door actuators and ensure that all the fire doors have closed properly. This would require walking around the building to inspect each door. Some category A door actuation systems incorporate self checking that will automatically signal a fault if any door does not close when requested. This saves time and dramatically reduces the cost of maintenance.

5. PROTECT YOUR ASSETS

If a fire does occur you want to minimise the spread of fire and smoke by ensuring that fire doors are properly closed as soon as the fire is detected. This will limit the damage caused by a

fire, reduce financial losses, shorten down time and disruption to business and increase the chances of a full recovery.

6. ENVIRONMENTALLY EFFICIENT

Under certain conditions any door required to operate, (open/close/unlock) may have to do so in accordance with BS7273-4. The chosen method needs to minimise wiring and components, i.e. the use of relays, timers and other separately wired components that might be required to do the same job. The system also needs to facilitate the manual closing of all doors from a single location should the building owner wish to close the doors, say during the night when the need to keep doors open is not a requirement.

7. NON-COMPLEX PROGRAMMING

The programming of devices to work together in ensuring that doors are closed in the event of, a fire or a failure of any component, the communications, power or software can be complex and require a high degree of skill, both for the installer and the maintainer. In the interests of all such programmes should permit all of this on a standard template. The doors may need to be controlled separately to other parts of the cause and effect and might therefore not be common to all alarms. They also need to respond to isolation or failure of any other component of the door control system.

8. LOW INSTALLATION COSTS

As an integral part of the fire detection and alarm system, all of the components should preferably be connected to the loop in the best and most economical locations relative to the doors that they are controlling. This minimises wiring and labour and has a direct effect on reducing installation costs.

9. EASE OF OPERATION

The controls should be configured in a simple and easy to understand format so as not to present the user with multiple or complex operations. Simple is safe.

10. APPROVALS

All components should conform to local/international standards such as EN50130-4 in respect of Conducted Disturbances, Radiated Immunity, Electrostatic Discharge, Fast Transients and Slow High Energy, and EN61000-6-3 for Emissions.

For further information:

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