

Piccadilly Warehouse Refurbishment Project NBS Specification

11 April 2021

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Windows/Doors/Stairs

L20

Doors/ shutters/ hatches

L20 Doors/ shutters/ hatches

To be read with Preliminaries/ General conditions.

GENERAL

110 EVIDENCE OF PERFORMANCE

- Certification: Provide independently certified evidence that all incorporated components comply with specified performance requirements.

112 TIMBER PROCUREMENT

- Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
 - The laws governing forest management in the producer country or countries.
 - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
 - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
 - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
- Certification scheme: Forest Stewardship Council (FSA).
 - Other evidence: None.

115 FIRE RESISTING AND SMOKE CONTROL PEDESTRIAN DOORS/ DOOR ASSEMBLIES/ DOORSETS

- CE marked fire resisting and smoke control pedestrian doorsets: To BS EN 16034 and in conjunction with BS EN 13241 and BS EN 14351-1 (and eventually prEN 14351-2).
- Door products: As defined in BS EN 12519.
- Evidence of fire performance: Provide certified evidence, in the form of a product conformity certificate, directly relevant fire test report or engineering assessment, that each door/ door assembly/ doorset supplied will comply with the specified requirements for fire resisting and/ or smoke control if tested to BS 476-22, BS EN 1634-1, BS EN 1634-3 or is CE marked to BS EN 16034. Specified values should not be a combination of both standards. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.
- Components, assemblies or sets will be marked to the relevant CE marking European product standard (hEN), national product standard and/ or third party certification rating.

120 NON-FIRE RESISTING PEDESTRIAN DOORS/ DOOR ASSEMBLIES/ DOORSETS

- Provide certified evidence, in the form of a product conformity certificate or engineering assessment, that each pedestrian door/ doorset/ assembly supplied will comply with the specified requirements to BS EN 14351-1. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.
- Components and assemblies will be marked to the relevant CE marking European product standard (hEN), national product standard and/ or third party certification rating.

150 SITE DIMENSIONS

- Procedure: Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication.
- Designated items: All opening prior to ordering the door sets.

170 CONTROL SAMPLES

- Procedure:
 - Finalize component details.
 - Fabricate one of each of the following designated items as part of the quantity required for the project.
 - Obtain approval of appearance and quality before proceeding with manufacture of the remaining quantity.
- Designated items: Proposed door manufacturers sample of the proposed laminate and ironmongery hardware.

PRODUCTS

420 WOOD DOORSETS INTERNAL DOORS AND BATHROOM DOORS

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals.
- Door leaf:
- Core: Manufacturer's choice.
- Thickness: Submit proposals.
 - Wood species: Submit proposals.
 - Panel details: Submit proposals.
 - Finish as delivered: Laminate grade - Egger Range Colour to be confirmed please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for locations.
- Frame and architraves:
 - Wood species: Submit proposals.
 - Finish as delivered: Paint grade - Colour to be confirmed.
- Preservative treatment: Not required.
- Glazing/ Infill details: Not applicable.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
- Perimeter seals: Not required.
- Thermal performance (U-value maximum): Not required.
- Other requirements: Refer to Beech Design & Build Door Schedule.
- Fixing: In accordance with Manufacturers Recommendations. The Joinery sub-contractor is to refer to the Beech Design & Build Architrave Detail Drawings Numbered 013-MDB-BS-ZZ-DT-A-3200 and must install all doors in accordance with the attached details and Fire Test Reports provided by the door manufacturer

Apartment Key Suiting Requirements:

Grand Master Key to cover all doors (1 no. to be provided).

Sub-Master Key to cover all apartments per floor (1 no. to be provided per floor).

Individual Keys to open one apartment (3 no. to be provided per apartment).

The lock system shall incorporate key blanks that are readily available to purchase and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

420A WOOD DOORSETS FD30 FIRE RESISTING AS INDICATED ON THE FIRE STRATEGY DRAWINGS AND SPECIFICATION

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals of the product along with the Fire Test Report of the doorset.
- Door leaf:
- Core: Manufacturer's choice.
- Thickness: Submit proposals.
 - Wood species: Submit proposals.
 - Panel details: Submit proposals.
 - Finish as delivered: Laminate grade - Egger Range Colour to be confirmed please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for locations.
- Frame and architraves:
 - Wood species: Submit proposals.
 - Finish as delivered: Paint grade - Paint finish to be Colour to be confirmed.
- Preservative treatment: Not required.
- Glazing/ Infill details: Not applicable.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
- Perimeter seals: Refer to Beech Design & Build Door Schedule.
- Thermal performance (U-value maximum): Not required.
- Other requirements: 60 minute intergirty and insulation fire rated grilles required, please refer to the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for locationsa.
- Fixing: In accordance with Manufacturers Recommendations. The Joinery sub-contractor is to refer to the Beech Design & Build Architrave Detail Drawings Numbered 013-MDB-BS-ZZ-DT-A-3200 and must install all doors in accordance with the attached details and Fire Test Reports provided by the door manufacturer

Apartment Key Suiting Requirements:

Grand Master Key to cover all doors (1 no. to be provided).

Sub-Master Key o cover all apartments per floor (1 no. to be provided per floor).

Individaul Keys to poen one apartment (3 no. to be provided per apartment).

The lock system shall incorporate key blanks that are readily available to purchse and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

420B WOOD DOORSETS FD30S FIRE RESISTING AND SMOKE CONTROL MAIN APARTMENT DOORS & COMMUNAL DOORS AS INDICATED ON THE FIRE STRATEGY DRAWINGS AND SPECIFICATION

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals of the product along with the Fire Test Report of the doorset.
- Door leaf:
- Core: Manufacturer's choice.
- Thickness: Submit proposals.
 - Wood species: Submit proposals.
 - Panel details: Submit proposals.
 - Finish as delivered: Laminate grade - Egger Range Colour to be confirmed please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for locations.
- Frame and architraves:
 - Wood species: Submit proposals.
 - Finish as delivered: Paint grade - Colour to be confirmed.
- Preservative treatment: Not required.
- Glazing/ Infill details: Vision Panels will be required on Door Elevation A2 which is to be clear fire rated glass, all other doors types are to be solid core as indicated on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 0013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
- Perimeter seals: Refer to Beech Design & Build Door Schedule.
- Thermal performance (U-value maximum): Not required.
- Other requirements: Refer to Beech Design & Build Door Schedule.
- Fixing: In accordance with Manufacturers Recommendations. The Joinery sub-contractor is to refer to the Beech Design & Build Architrave Detail Drawings Numbered 013-MDB-BS-ZZ-DT-A-3200 and must install all doors in accordance with the attached details and Fire Test Reports provided by the door manufacturer

Apartment Key Suiting Requirements:

Grand Master Key to cover all doors (1 no. to be provided).

Sub-Master Key to cover all apartments per floor (1 no. to be provided per floor).

Individual Keys to open one apartment (3 no. to be provided per apartment).

The lock system shall incorporate key blanks that are readily available to purchase and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer .

420C WOOD DOORSETS FD60S FIRE RESISTING AND SMOKE CONTROL PLANTROOM DOORS AS INDICATED ON THE FIRE STRATEGY DRAWINGS AND SPECIFICATION

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals of the product along with the Fire Test Report of the doorset.
- Door leaf:
- Core: Manufacturer's choice.
- Thickness: Submit proposals.
 - Wood species: Submit proposals.
 - Panel details: Submit proposals.
 - Finish as delivered: Laminate grade - Egger Range Colour to be confirmed please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for locations.
- Frame and architraves:
 - Wood species: Submit proposals.
 - Finish as delivered: Paint grade - Colour to be confirmed.
- Preservative treatment: Not required.
- Glazing/ Infill details: Vision Panels will be required on Door Elevation A2 which is to be clear fire rated glass, all other doors types are to be solid core as indicated on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
- Perimeter seals: Refer to Beech Design & Build Door Schedule.
- Thermal performance (U-value maximum): Not required.
- Other requirements: Refer to Beech Design & Build Door Schedule.
- Fixing: In accordance with Manufacturers Recommendations. The Joinery sub-contractor is to refer to the Beech Design & Build Architrave Detail Drawings Numbered 013-MDB-BS-ZZ-DT-A-3200 and must install all doors in accordance with the attached details and Fire Test Reports provided by the door manufacturer

Apartment Key Suiting Requirements:

Grand Master Key to cover all doors (1 no. to be provided).

Sub-Master Key to cover all apartments per floor (1 no. to be provided per floor).

Individual Keys to open one apartment (3 no. to be provided per apartment).

The lock system shall incorporate key blanks that are readily available to purchase and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

480 DOORSETS EXISTING EXTERNAL MAIN ENTRANCE TO BLOOM STREET AS INDICATED ON THE BEECH DESIGN & BUILD DOOR SCHEDULE

- Manufacturer: As Existing.
 - Product reference: As Existing.
- Door leaf: As Existing, please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
 - Finish as delivered: Main Contractor is to make good any damage to the existing timber frame and timber door as required, prior to repainting the existing timber frame and timber door in the original colour subject to confirmation from the Manchester City Council Planning and Conservation Officer, it is suggested that the Decoration Sub-contractor is to attend site and colour match the existing main entrance doors prior to ordering the paint.
- Frame and architraves: As Existing.
 - Finish as delivered: Main Contractor is to make good any damage to the existing timber frame and timber door as required, prior to repainting the existing timber frame and timber door in the original colour subject to confirmation from the Manchester City Council Planning and Conservation Officer, it is suggested that the Decoration Sub-contractor is to attend site and colour match the existing main entrance doors prior to ordering the paint.
- Glazing/ Infill details: Not applicable.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 142-50-001.
- Perimeter seals: The existing external seals are to be removed and replaced with new external silicone seals complete with backing rods.
- Thermal performance (U-value maximum): To achieve the figures noted within the Parker Wilson SBEM Thermal Model / Calculation, based on the existing door being retained this will require confirmation from Building Control that dispensation will be accepted as part of Building Regulations Approved Document Part L.
- Other requirements: Please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for requirements.
- Fixing: As Existing

Access Control System:

Access control will be required to be provided to the Main Entrance doors of the building, entry will be gained via a numeric keypad or via remote link to a handset in each apartment. Exit from inside the building shall be via push button release.

Access control equipment shall be manufactured by Paxton and supplied with a minimum 5 year guarantee.

Final installation and commissioning of all security and access control equipment shall be undertaken by lineUP Networks Ltd (0161 806 0805)

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

480A DOORSETS EXTERNAL DOORS GENERALLY TO THE ALLEYWAY

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals.
- Door leaf: Submit proposals.
 - Finish as delivered: Polyester powdercoated.
- Frame and architraves: Submit proposals.
 - Finish as delivered: Polyester powdercoated, colour to be confirmed.
- Glazing/ Infill details: Clear double glazing required to external doors indicated on the Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 .
 - Manifestation: Refer to NBS Clause L40/630 for further details.
 - Beading: Internal.
- Ironmongery: Submit proposals.
- Perimeter seals: EPDM weatherseal.
- Thermal performance (U-value maximum): To achieve the figures noted within the Parker Wilson SBEM Thermal Model / Calculation.
- Other requirements: Please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for requirements.
- Fixing: In accordance with Manufacturers Recommendations.

Key Suiting Requirements:

The lock system shall incorporate key blanks that are readily available to purchase and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

480B DOORSETS EXTERNAL SUBSTATION DOORS

- Manufacturer: The Main Contractor is to select the supplier from the approved list provided by Electricity North West.
 - Product reference: The Main Contractor is to select the supplier from the approved list provided by Electricity North West.
- Door leaf: In accordance with Electricity North West Standard Details and Specification Requirements .
 - Finish as delivered: In accordance with Electricity North West Standard Details and Specification Requirements.
- Frame and architraves: In accordance with Electricity North West Standard Details and Specification Requirements.
 - Finish as delivered: In accordance with Electricity North West Standard Details and Specification Requirements.
- Glazing/ Infill details: Not applicable.
 - Manifestation: Not applicable.
 - Beading: Not required.
- Ironmongery: In accordance with Electricity North West Standard Details and Specification Requirements.
- Perimeter seals: In accordance with Electricity North West Standard Details and Specification Requirements.
- Thermal performance (U-value maximum): In accordance with Electricity North West Standard Details and Specification Requirements.
- Other requirements: In accordance with Electricity North West Standard Details and Specification Requirements.
- Fixing: In accordance with Electricity North West Standard Details and Specification Requirements.

480C DOORSETS EXISTING INTERNAL MAIN ENTRANCE DOOR TO BLOOM STREET AS INDICATED ON THE BEECH DESIGN & BUILD DOOR SCHEDULE

- Manufacturer: As Existing.
 - Product reference: As Existing.
- Door leaf: As Existing Glazed Door, please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202.
 - Finish as delivered: Main Contractor is to make good any damage to the existing timber frame and timber door as required, prior to repainting the existing timber frame and timber door in the original colour subject to confirmation from the Manchester City Council Planning and Conservation Officer, it is suggested that the Decoration Sub-contractor is to attend site and colour match the existing main entrance doors prior to ordering the paint.
- Frame and architraves: As Existing.
 - Finish as delivered: Main Contractor is to make good any damage to the existing timber frame and timber door as required, prior to repainting the existing timber frame and timber door in the original colour subject to confirmation from the Manchester City Council Planning and Conservation Officer, it is suggested that the Decoration Sub-contractor is to attend site and colour match the existing main entrance doors prior to ordering the paint.
- Glazing/ Infill details: Clear single glazing as existing, the Main Contractor to allow for the replacing of any damaged glass panels.
 - Manifestation: Not required subject to confirmation from Building Control that dispensation will be required due to the existing doors being listed.
 - Beading: As Existing.
- Ironmongery: Door supplier to provide ironmongery schedule for approval by the design team based on the information shown on the Beech Design & Build Door Schedule Drawing Numbered 142-50-001.
- Perimeter seals: Fire and smoke seal.
- Thermal performance (U-value maximum): Not required.
- Other requirements: Please refer to Beech Design & Build Door Schedule Drawing Numbered 013-MDB-BS-ZZ-SH-A-3200 to 013-MDB-BS-ZZ-SH-A-3202 for requirements.
- Fixing: As Existing

Access Control System:

Access control will be required to be provided to the Main Entrance doors of the building, entry will be gained via a numeric keypad or via remote link to a handset in each apartment. Exit from inside the building shall be via push button release.

Access control equipment shall be manufactured by Paxton and supplied with a minimum 5 year guarantee.

Final installation and commissioning of all security and access control equipment shall be undertaken by lineUP Networks Ltd (0161 806 0805)

Key Suiting Requirements:

The lock system shall incorporate key blanks that are readily available to purchase and that can be cut in house by Manchester Apartments.

Communal and bedroom door locks shall be compatible with Manchester Apartment's general suited key system and sourced from Till & Whitehead Ltd (0333 366 0717), 2 No. keys shall be provided with all locks.

Prior to formally placing the order with the Joinery sub-contractor for the doors and ironmongery the Main Contractor is to confirm via the Architectural Project Lead all

discharge of conditions relating to the doors have been approved by Manchester City Council Planning and Conservation Officer.

Beech Design & Build Architecture Team are to liaise with Hydrock the Fire Consultant in respect of how the existing internal listed entrance doors can be upgraded to FD60S.

EXECUTION

710 PROTECTION OF COMPONENTS

- General: Do not deliver to site components that cannot be installed immediately or placed in clean, dry, floored and covered storage.
- Stored components: Stacked on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.

730 PRIMING/ SEALING

- Wood surfaces inaccessible after installation: Primed or sealed as specified before fixing components.

740 CORROSION PROTECTION

- Surfaces to be protected: As required .
- Protective coating: Two coats of bitumen solution to BS 6949 or an approved mastic impregnated tape.
 - Timing of application: Before fixing components.

750 FIXING DOORSETS

- Timing: After associated rooms have been made weathertight and the work of wet trades is finished and dried out.

760 BUILDING IN

- General: Not permitted unless indicated on drawings.

780 DAMP PROOF COURSES IN PREPARED OPENINGS

- Location: Correctly positioned in relation to door frames. Do not displace during fixing operations.

790 FIXING OF WOOD FRAMES

- Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.

800 FIXING OF LOOSE THRESHOLDS

- Spacing of fixings: Maximum 150 mm from each end and at 600 mm maximum centres.

809 FIRE RESISTING AND SMOKE CONTROL DOORS/ DOOR ASSEMBLIES/ DOORSETS/ ROLLER SHUTTERS AND CURTAINS - ACCREDITED INSTALLER

- Installation: By a firm currently registered under a third party accredited fire door installer scheme in accordance with instructions supplied with the product conformity certificate, test report or engineering assessment.

810 FIRE RESISTING AND SMOKE CONTROL DOORS/ DOOR ASSEMBLIES/ DOORSETS/ ROLLER SHUTTERS AND CURTAINS - CONTRACTOR INSTALLED

- Gaps between frames and supporting construction: Filled as necessary in accordance with requirements for certification and/ or door/ doorset manufacturer's instructions.

- 811 FIRE RESISTING AND SMOKE CONTROL DOORSETS, INDUSTRIAL, COMMERCIAL AND GARAGE DOORS
- Installation: By manufacturer or their approved installers, in accordance with requirements of BS EN 16034 and in conjunction with BS EN 13241, including the Declaration of Performance (DoP) certification for the CE marked doorset.
- 820 SEALANT JOINTS
- Sealant:
 - Manufacturer: Contractor's choice .
Product reference: Submit proposals .
 - Colour: To suit the adjacent frame and surround .
 - Application: As section Z22 to prepared joints. Triangular fillets finished to a flat or slightly convex profile.
- 830 FIXING IRONMONGERY GENERALLY
- Fasteners: Supplied by ironmongery manufacturer.
 - Finish/ Corrosion resistance: To match ironmongery.
 - Holes for components: No larger than required for satisfactory fit/ operation.
 - Adjacent surfaces: Undamaged.
 - Moving parts: Adjusted, lubricated and functioning correctly at completion.
- 840 FIXING IRONMONGERY TO FIRE RESISTING DOOR ASSEMBLIES
- General: All items fixed in accordance with door leaf manufacturer's recommendations ensuring that integrity of the assembly, as established by testing, is not compromised.
 - Holes for through fixings and components: Accurately cut.
 - Clearances: Not more than 8 mm unless protected by intumescent paste or similar.
 - Lock/ Latch cases for fire doors requiring ≥ 60 minutes integrity performance: Coated with intumescent paint or paste before installation.
- 850 LOCATION OF HINGES
- Primary hinges: Where not specified otherwise, positioned with centre lines 250 mm from top and bottom of door leaf.
 - Third hinge: Where specified, positioned In accordance with Manufacturers Recommendations .
 - Hinges for fire resisting doors: Positioned in accordance with door leaf manufacturer's recommendations.
- 860 INSTALLATION OF EMERGENCY EXIT DEVICES
- Standard: Unless specified otherwise, install panic bolts/ latches in accordance with BS EN 1125.