

MITIE FM Ltd

at

FIS10927 - Tyneside House

CHECKMATE FIRE

Fully 3rd party accredited surveys and installations





ISO 9001 ISO 14001

ISO 27001 OHSAS 18001

Fire Door Inspection Dashboard

FIS10927 Tyneside House

Aug-23

All inspections of existing fire doors in occupied buildings are carried out under the provisions of BRE/LPCB scheme LPS 1197. These protocols form the basis of Checkmate Fire Solutions. Limited's accreditation to LPS 1197. It is also a requirement of the scheme to identify the scope of the inspection prior to it taking place.

Occupied public buildings have to comply with the Regulatory Reform (Fire Safety) Order 2005, referred to hereafter as RRO. This imposes a duty on those responsible for the building to put in place and adequately maintain fire safety components that are suitable and sufficient for life safety and means of escape in the event of fire. Attention is drawn to Article 17 of the RRO in respect of the requirement for maintenance of fire safety provisions - and that it is advisable you set up a regular planned preventative maintenance programme for the works completed. In relation to fire doors, the following guidance could be adopted as defined in BS 8214: 2016, Clause 13, or in accordance with BS 9999:2017, Annex I.



Key Summary Report Findings

Inspections completed to LPS1197 third party accredited standards.

All quoted replacement doors & remediation works is to be completed to LPS 1197 and LPS1271 accredited standards.

Whilst Checkmate Fire highlight location priority, this is a general application and is intended for guidance only. Checkmate Fire are not giving advice on priority in anyway and would always ask you to refer to your Fire Strategy

Summary Observations

The majority of doors presented with the characteristics of fire rated doorsets. For doors without manufacturer labels/certification, we would recommend O&Ms are sought or the doors may be treated as notional

73% of the doors were classed as High or Very High priority (check your fire strategy)

No doors fully passed inspection, however at the time of inspection 24% could be remediated back to a compliant condition

Please note - should the condition of the doors deteriorate, full replacement may be required

Included with this summary report

A copy of Checkmate Fire door protocols, a full photographic report Always refer to the full photographic report for detailed inspection findings

levd	Door Number	Door Location	Door Location Description	Door Core	Door Priority Raang	Current Door Rating	Door Type	Door Finish	Leaf Candition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges Action	Vision Parels Action	Signage Action	Closer Action	Kick Plates Action	Aush Plate Action	Aul/A ever Handle Action	Look/Latch Action	Ar Transfer Grille/other Apertures Action	fire Stopping to Frame (Grey if not impected)	Overpanels and Side Pareds	Door Action	Adlisoal Commercia
Ground Floor	00FFD40	Other	Interview room /storage mix use	Timber		30(S)	Single Leaf	Painted															0		Repair	50% of funge missing from all larges Drog down seal requires replacement
Ground Floor	OOFFD39	Riser	Riser electrical cupboard	Timber		30(S)	Double Leaf	Painted																	Replace	Frame is not secured to floor large void below frame
Ground Floor	00FFD39	Plant Room	Plant room lobby	Steel		60(S)	Double Leaf	Metal																	Pass	0
Ground Floor	DF020	Stairwell	Stainwell escape route	Timber		30(S)	Single Leaf	Painted																	Replace	No intumescent strips present FD30s recommended
Ground Floor	DF019	Store Room (with combustibles)	Stationary and copier	Timber		30(S)	Single Leaf	Veneer															2	8	Replace	c
Ground Floor	00FFD37	Store Room (with combustibles)	Enviro store	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	0	o	O	o	o	o	0	O	O	O	o	o	o	a.	8	Replace	Leaf warped beyond repair
Ground Floor	00FFD35	Corridor	Exit to protected staircase exit	Timber		30(S)	Single Leaf	Painted																	Replace	o
Ground Floor	00FFD34	Other	Under stairs cupboard	Timber		Unknown	Single Leaf	Painted	No Access - Revisit Required	0	0	O	O	0	o	0	0	O	D	O	O	O			No Access	o
Ground Floor	00FFD32	Store Room (with combustibles)	Store	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	O	O	O	O	O	o	0	0	O	D	O	O	O			Replace	Leaf warped beyond repair

Level	Do or Number	Door Location	Deor Location Description	DoorCore	Door Priority Rating	Current Door Raang	Door Type	Door Finish	Leaf Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges Action	Vision Panels Action	Sąruge Action	Closer Action	Kick Plates Action	Push Plate Action	Pull/Lover Handle Action	Lock/Jatch Action	Air Transfer Grille/Other Apertures Action	Fire Stopping to Frame (Grey if not inspected)	Overpanets and Side Panets	Door Action	Additional Comments
Ground Floor	00FFD32	Store Room (with combustibles)	Fisheries stores	Steel		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	0	D	o	o	o	0	0	0	o	D	D	o	o		a	Replace	Leaf warped beyond repair
Ground Floor	DOFF D32	Store Room (with combustibles)	Fisheries store	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	o	D	o	o	o	o	Q	o	o	D	D	o	o			Replace	Leaf damaged Core exposed damaged beyond repair Pad locked door
Ground Floor	00FFD31	Other	Open garage area	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	o	D	o	o	o	o	Q	o	o	D	D	o	o			Replace	Leaf warped beyond repair
Ground Floor	00FFD30	Store Room (with combustibles)	Hydrometrty stores	Timber		Unknown	Single Leaf	Painted	No Access - Replacement Obvious	O	o	o	o	o	o	o	o	o	o	D	o	o			Replace	Non fire rated doorset veid in lock un repairable
Ground Floor	00FFD30	Other	Workshop	Timber		Unknown	Leaf and a Half	Painted	No Access - Replacement Obvious	o	D	o	o	o	o	Q	o	o	D	D	o	o			Replace	Leaf warped beyond repair - coded door
Ground Floor	00FFD29	Store Room (with combustibles)	Hydrometery store 2	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	o	D	o	o	o	D	o	o	o	D	D	o	o			Replace	teal warped beyond repair - pad looked store
Ground Floor	00FFD29	Other	Crime room	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	O	D	o	o	o	o	O	o	o	D	D	o	o			Replace	Unknown rating and leaf warped
Ground Floor	00FFD28	Cleaner Cupboard	On garage corridor	Timber		Unknown	Single Leaf	Painted	No Access - Replacement Obvious	o	D	o	o	o	o	o	o	o	D	D	o	o			Replace	Leaf warped beyond repair
Ground Floor	DF024	Plant Room	Switch room c	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	0	D	O	O	O	D	O	O	O	D	D	O	D	G	3	Replace	No fire rated doorset protecting escape route lobby

Leva	Door Number	Door Location	Door location Description	Boor Core	Door Priority Rating	Current Door Rasing	DoorType	Door Firish	Led Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges Action	Vision Panels Action	Sąrage Action	Closer Action	Kick Plates Action	Push Plate Action	Pull/tever Handle Action	Lock/Latch Action	Air Transfer Grille/other Apertures Action	Fire Stopping to Frame (Grey if not inspected)	Overpanels and Side Panels	Door Action	Addread Comments
Ground Floor	DF023	Corridor	Double doors to garage corridor	Steel		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	O	D	o	D	o	o	O	o	D	D	D	o	o			Replace	Large holes through steel door Voids in lock visual and beet leaf
Ground Floor	DF026	Plant Room	Plant Switch room B	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	o	D	D	D	o	o	O	o	D	o	D	o	o			Replace	Non fre rated door on eccape route full doorset replacement recommened
Ground Floor	DF025	Plant Room	Light switch room on escape route	Timber		Unknown	Double Leaf	Painted	No Access - Replacement Obvious	o	D	D	D	o	o	o	o	o	D	D	o	o		0	Réplace	Plast com no fire rated door full discrut reglacement recommended as protecting encage route.
Ground Floor	DF018	Kitchen	Kitchen ground floor	Timber		3Q(S)	Single Leaf	Painted																	Replace	Multiple holes through leaf and into core Leaf altered from original testendence
Ground Floor	DF017	Store Room (with combustibles)	Store mixed	Timber		3Q(S)	Single Leaf	Painted																	Replace	o
Ground Floor	DOFF D27	Lobby	Door form office to lobby	Timber		3Q(S)	Double Leaf	Painted																	Replace	o
Ground Floor	DF016	Other	Testing Lab	Timber		3Q(5)	Leaf and a Half	Painted																8	Replace	o
Ground Floor	DF027	Office Door	Fm office	Timber		30	Single Leaf	Veneer																	Repair	o
Ground Floor	DF014	Store Room (with combustibles)	Store record room	Timber		3Q(S)	Single Leaf	Veneer																	Repair	o

Leva	Door Munther	Door to action	Door Location Description	DoorCore	Door Priority Rasing	Current Door Raing	Door Type	Door Firvish	Leaf Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges Action	Vision Panets Action	Signage Action	Closer Action	Kick Plates Action	Push Plate Action	Pull/Lover Handle Action	Look/latch Action	Ar Transfer Grille, lother Apertures Action	Fire Stopping to Frame (Grey if not inspected)	Overpanels and Side Panels	Door Action	Additional Comments
Ground Floor	DF013	Cleaner Cupboard	Cleaner cosh	Timber		30	Single Leaf	Veneer															a		Replace	٥
Ground Floor	DF012	Corridor	Entrance to office from escape route	Timber		30(S)	Double Leaf	Veneer																	Replace	o
Ground Floor	DF010	Other	North tyne meeting room	Timber		30(s)	Double Leaf	Veneer																	Replace	o
Ground Floor	DF06	Other	South tyme	Timber		30(s)	Double Leaf	Veneer																a.	Repair	o
Ground Floor	DF05	Office Door	Ousbern room .	Timber		30(S)	Double Leaf	Veneer																	Replace	Voids in kell and frame to deep to repair
Ground Floor	DF039	Electric cupboard	400 volt unit in room	Timber		Unknown	Single Leaf	Painted																	Replace	o
Ground Floor	DF036	Kitchen	Fire exit out of kitchen	Timber		30	Single Leaf	Painted																	Replace	o
Ground Floor	DF040	Store Room (with combustibles)	Kitchen store	Timber		Unknown	Single Leaf	Painted																	Replace	Leaf has no smoke scale or internection present Nominal 44 thick door
Ground Floor	DF03	Kitchen	Door B	Timber		30(S)	Single Leaf	Veneer																	Replace	٥

revd	Do or Muniber	Door Location	Door toration Description	DoorCore	Door Priorly Raang	Current Door Rasing	Door Type	Door Finish	Leaf Condition Action	Leaf Gaps Action	Threindd Condition Action	Frame Condison Action	Seds Action	Hinges Action	Vision Panels Action	Sąrage Action	Closer Action	Kick Plates Action	Push Plate Action	Pulj/Lever Handle Action	Lock/Latch Action	Ar Transfer Grille(other Apertures Action	Fire Stopping to Frame (Grey II not inspected)	Overpanels and Side Panels	DoorAction	Adition Comments
Ground Floor	DF02	Kitchen	Entrance to kitchen	Timber		30(5)	Leaf and a Half	Veneer																	Replace	٥
Ground Floor	00FFD26	Riser	Riser B kitchen	Timber		30(S)	Single Leaf	Veneer																D	Repair	٥
Ground Floor	00FFD26	Riser	Kitchen riser A	Timber		30(5)	Single Leaf	Veneer																	Repair	٥
Ground Floor	DF04	Kitchen	Main double door to kitchen	Timber		30(5)	Double Leaf	Veneer																	Replace	No certification label of plugs present cannot gaurantee Fire rating and integrity of leaf Leaf bowed full doorset replacement recommend
Ground Floor	00FFD025	Riser	Service riser	Timber		30(S)	Single Leaf	Veneer																	Repair	No certification label or plage present cannot gaurantee Fire acting and leapiny of feel No firestopping between wall and frame
Ground Floor	DF07	Store Room (with combustibles)	is labelled interview being used as storage	Timber		30(S)	Single Leaf	Veneer																	Repair	No certification label of plugs present cannot gaurantee Five rating and integrity of leaf
Ground Floor	DF08	Corridor	Cross corridor	Timber		30(S)	Double Leaf	Veneer																	Replace	No certification label or plage present cannot gaurantee Fire rating and learning of learning and learning of Learning and core damage
Ground Floor	DF09	Corridor	Lobby entrance to corridor	Timber		30(5)	Double Leaf	Veneer																	Replace	No certification label of plugs present cannot gaurantee Fire rating and integrity of leaf
Ground Floor	DF034	Plant Room	Lift plant	Timber		30(S)	Single Leaf	Veneer																	Replace	No certification label of plags present cannot gaurantee Five rating and integrity of flow for exact register. No firestopping between wall and frame

Levid	Door Number	Door Location	Door Location Description	Door Core	Door Priorly Rating	Current Door Rating	DoorTppe	Door Finish	Leaf Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seds Action	Hinges Action	Vision Panels Action	Sęmge Action	Closer Action	Kick Plates Action	Push Plate Action	Pull/Lever Handle Action	Lock/Latch Action	Ar Transfer Grille/other Apertures Action	fire Skopping to Frame (Grey if not inspected)	Overpanels and Side Panels	Door Action	Additional Commercia
Ground Floor	DF032	Stairwell	Metal door to stairs	Steel		60(S)	Single Leaf	Metal															0		Repair	Adjust gaps Test evidence available but not labelled on door install 2019
1st Floor	DFS05	Other	Garage	Timber		30(S)	Single Leaf	Veneer															a.	a	Repair	No certification label or plays present cannot gaurantee Fire rating and integrity of leaf Doorstop requires refitting making leaf appear warped
1st Floor	DFS06	Stairwell	Escape route down	Timber		30(S)	Single Leaf	Veneer															0		Repair	No certification latel or plugs present cannot guarantee Fire rating and integrity of leaf Non fire rated hinges present replace
1st Floor	DFS04	Plant Room	Plant	Timber		60	Single Leaf	Veneer															e.		Repair	No certification label or plugs present cannot gaurantee Fire rating and any physical cannot gaurantee Fire and the state of the state of the state of the state of the intramacent if ARTs are applicable based on test evidence repair docruss. If norf-ful doorset replacement recommended.
1st Floor	DFS03	Corridor	Imcident room	Timber		30(S)	Double Leaf	Veneer															0	a	Replace	Art 18 full doorset replacement Lad damaged Skynod repar Non file rated hinges present replace
1st Floor	DF18	Corridor	Door to notice board	Timber		30(S)	Double Leaf	Veneer																	Replace	Leaf twisted beyond repair bot closing fluch to close stop Hinges are work and not correct grade replace Frame losse and value) cartus (entresping between frame Full doorset replacement recommend
1st Floor	DF110	Other	Server room	Timber		30(S)	Double Leaf	Painted															0	a	Replace	No certification label or plags present casend guarantee Fire rating and integrity of Non fire rated hinges present replace Large void over received field beyond repar Frame split at joints Artt23
1st Floor	DF16	Electric cupboard	Level 01	Timber		30(S)	Double Leaf	Painted															8		Replace	Leaf appears hollow and not solid core or flasboard No certification label or plags protent cannot guarantee Fire sating a part of the solid solid solid solid solid solid Non fine raced hings present replace No firetsopping between wall and frame Full dourset replacement recommend
1st Floor	01FFD07	Riser	Dry riser in kitchen	Timber		30(5)	Single Leaf	Painted															0		Replace	Leaf appears hollow and not solid cor or flasboard No certification liade or plag prevent cannot guarantee IP Arting and integration of the solid solid solid solid solid Non fire raised hinges present replace

Peng	Door Number	Door Location	Door Location Description	Door Core	Door Printly Rating	Current Door Rating	DoorTipe	Door Finish	Leaf Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges Action	Vision Panels Action	Sęmge Action	Clover Action	Kick Plates Action	Push Plate Action	Pull/Lever Handle Action	Look/Latch Action	Ar Transfer Grille/other Apertures Action	Fire Stopping to Frame (Grey if not inspected)	Overpanels and Side Panels	DoorAction	Additional Commercia
1st Floor	DF17	Cleaner Cupboard	Level 01 cleaners cupboard	Timber		30(S)	Single Leaf	Veneer																	Replace	No certification label or plags present cannot purantee Fire rating and integrity of Non fine cancer replace Lead warped beyond repair (ful doorset replace Lead warped beyond repair (ful doorset replacement recommend Door drogged loops lings Not at if Cosing due to door dropp Ful doorset replacement recommend
Ist Floor	DF111	Office Door	Level 01 office	Timber		30(5)	Double Leaf	Veneer																	Replace	No certification label or plags propert cannot genrantee Fire rating and integrity of team boot fire rated hinges present replace Leal wayee the own of repair Life disorder replacement recommend Threshold gap executive and lead gaps
Ist Floor	01FFD04	Riser	Level 01 riser c	Timber		30(5)	Single Leaf	Veneer																	Replace	No certification label or plugs present cannot guarantee Fire rating and integrity of leaf Non fire rated lingue present replace No firetopopulg tetween wall and frame Full documet replacement recommend
1st Floor	DF112	Office Door	Level 01 office	Timber		30(S)	Double Leaf	Veneer																	Replace	No certification label or plugs present cannot guarantee Fire rating and integrity of leaf No. fire rated lingue present replace Leaf warped beyond repair full dourset replacement recommend
1st Floor	01FFD03	Riser	Level 01 riser b	Timber		30(5)	Single Leaf	Painted																	Replace	No certification label or plugs present cannot guarantee Fire Isaling and integrity of Isali Tomato and the second second second second No. fire track longes present replace No firetopping between wall and frame Full doorset replacement recommended.
1st Floor	01FFD02	Riser	Service riser	Timber		30(5)	Single Leaf	Painted																	Replace	No certification label or plugs present cannot guarance Fire rating and integrity of leaf Non fire and Image present replace No firestopping between wall and frame Full doorset replacement recommend
1st Floor	01FFD01	Stairwell	Level 01 stairs	Timber		30(S)	Single Leaf	Painted																	Replace	No certification label or plugs present cannot guarance Pire rating and integrity of Non final Glang has been fined in staget Glang has been fined in with vilicone Leaf too small for the frame Full doorset replacement recommend
2nd Floor	02FFD11	Riser	Service riser level 02	Timber		30(S)	Single Leaf	Veneer																	Replace	No certification label or plugs present cannot guarantee Fire rating and interpty of Noon fire rated hings present replace Leaf wayee bedro freque full discusses to firestopping between wall and frame
2nd Floor	DF205	Cleaner Cupboard	Level 02 cleaners cupboard	Timber		30	Single Leaf	Painted																	Replace	Leaf appears hollow and not solid core or flaxboard No certification label or plags present cannot guarantee The rating and industry of leaf ful discore replacement recommend Bio inturnescent strips present

(cvd	Do or Munibler	Door Loration	Door Location Description	Door Core	Door Priority Rating	Current Door Rating	Door Type	Door Finish	Leaf Condition Action	Leaf Gaps Action	Threshold Condition Action	Frame Condition Action	Seals Action	Hinges & for	Vision Pareis Action	Signage Action	Closer Action	Kick Plates Action	Push Plate Action	Puli/Lever Handle Action	Lock/Latch Action	Ar Transfer Grille/other Apertures Action	Fire Stopping to Frame (Grey if not inspected)	Overpanels and Side Panels	Door Action	Additional Commerts
2nd Floor	02FFD09	Riser	Dry riser	Timber		30(5)	Single Leaf	Painted															2	a	Replace	Leaf appears hollow and hot solid core or flaxboard No certification label or plays present cannot gauratee Pre- rating and insegrity of Non fire teach inges protein replacement No firetsopping between will and frame Full doorset replacement recommended
2nd Floor	02FFD06	Stairwell	Level 02 stairs	Timber		30(S)	Leaf and a Half	Painted																a	Repair	No certification label or plugs prevent cannot guarantee Fire rating and Integrity of Isal further investigation required full doorset recommend if tost redence not available ART09 adjust leaf form leading edge bottom 2 mm hinge side adjust to standard.
2nd Floor	DF204	Riser	Electric cupboard	Timber		30(S)	Double Leaf	Painted																2	Replace	No certification label or plags present cannot gaurance Fire rating and integrity of Non fire rated label Leaf warped hypothym fail down triplement recommend No firetsopping between wall and frame
2nd Floor	DF208	Office Door	Level 02 lift lobby	Timber		30(S)	Double Leaf	Veneer															a.	0	Replace	No certification label or plags present cannot guarantee Fire rating and integrity of leaf No. fine rated hinges present replace Leaf warped beyond repair full doorat replacement recommend
2nd Floor	02FFD04	Stairwell	Level 02	Timber		30(S)	Single Leaf	Painted																	Repair	No certification label or plugs present cannot gaurantee Fire rating and integrity of leaf further test olivience required leaf to avail for frame adjust frame Self closer regards more power flow surface is unnewn and stipp leaf closing from any angle
2nd Floor	DF209	Corridor	Office entrance	Timber		30(S)	Double Leaf	Veneer																	Replace	Leaf warped bygend repair fail doerset recommended No certification label or range orwant cancer paramete Fire range and henginy of leaf Non fire rated hinges present Threshold gap excessive
Znd Floor	2FFD01	Riser	Services Allen room	Timber		30(S)	Single Leaf	Painted																	Repair	No certification label or plugs present cannot guarantee Fire rating and integrity of leaf No firestopping between wall and frame Non fire rated huges present replace
Znd Floor	02FF D02	Riser	Service riser next to cross corridor	Timber		30(S)	Single Leaf	Painted																	Repair	No certification label or plags present cannot gaurantee Fire rating and provide integrity of No. for each hangs present replace No firestopping between wall and frame
1st Floor	01FFD25	Plant Room	Plant	Timber		60(S)	Double Leaf	Veneer																	Repair	No certification label or plags present cannot gaurantee Fire rating and integrity of Non fire rated hypes present Replace strips and seals Door drogged blooe hinges Replar is test object and seals doorset replacement