



**BW Consultants Ltd**  
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Our ref: BWC/RS-NHBC/0321

Richard Smith  
Head of Standards, Innovation and Research  
NHBC  
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MK5 8FP

8 March 2021

Dear Richard,

I read with interest your technical document published in November 2020, specifically the section with regards to fire integrity of fire doors being installed and offered for inspection at the pre-plaster stage.

I have since read many blogs and online forums on this topic, with many comments and concerns amongst fire door manufacturers and builders, such as door leaf manufacturers raising concerns of having their (timber) fire doors *'installed on-site during wet trades and high levels of moisture.....will affect any product warranty and, potentially, their effectiveness at withstanding fire...'*

Similarly, installers and builders are raising concerns of installing timber fire doors with exacting 2-4mm tolerances, only for those tolerances to potentially move outside of what is permitted for fire doors installations once a wet trade is introduced into a building and timber, being a natural species, changing shape and size once excessive moisture levels are introduced.

I strongly believe I have a very simple, common sense solution.

I am assuming that the NHBC are basing their current rationale on your pre-plaster inspection implementation on the premise that most fire doors in new builds (have been) and continue to be installed *not* by third party accredited fire door installers, hence why the need to ramp up inspections, specifically at pre-plaster stage?

Why not just make it mandatory that all fire doors in all buildings **MUST** be installed and signed off by third party accredited fire door installers?





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We here at BW Consultants Ltd, as third-party fire door installers accredited under BM Trada's Q-Mark Fire Door schemes, photograph all our fire door installations, specifically the fire stopping between backs of frame and wall substrate to ensure that we have fire stopped correctly behind the architraves as per the manufacturer's installation instructions and BS8214:2016.

We upload all photos to individual folders of each door installed, which are shared live with all our clients via Dropbox. Not only does this create individual photographic records (stored electronically and easily passed onto the buildings end user - rather than a piece of paper that invariably gets lost or doesn't even get passed on) but is also creates an individual asset register and audit trail of each fire door installation.

If it is made mandatory that all fire door installations are to be installed by certified installers, you do not need to implement any pre-plaster site inspections at all, nor to fire door manufacturers need to be concerned about the warranty on their doors or installers need not be concerned about having to return to ease and adjust doors that have swollen in their frames.

I look forward to your valued response.

Yours sincerely

*Simon West*

**Simon West**  
**Managing Director**  
**BW Consultants Ltd and Fire Door Experts Ltd**

**FIRE DOOR**  
*Experts*® ✓  
You're In Safe Hands



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