



# Regulatory Reform (Fire Safety) Order 2005

## What is the RRO?

The Regulatory Reform (Fire Safety) Order 2005 came into force almost ten years ago in England and Wales; transferring the responsibility for Fire Safety from the fire authorities to whoever has day-to-day control of building premises. This person must take steps to reduce the risk from fire; consider how to contain a fire should one break out and then also ensure people can escape safely.

However, this major piece of legislation continues to be a hot topic and the Fire Services are prosecuting more businesses and individuals for serious or repeated breaches of the law.

## Where does it apply?

The order applies to virtually all premises and covers nearly every type of building, structure and open space. For example it applies to:

- Premises that provide care, including care homes and hospitals
- Community halls, places of worship and other community premises
- The shared areas of properties occupied by several households
- Pubs, clubs and restaurants
- Schools and sports centres
- Tents and marquees
- Hotels and hostels
- Factories and warehouses.

It does not apply to people's private homes, including individual flats in a block or a house.

## Who is responsible for meeting the Order?

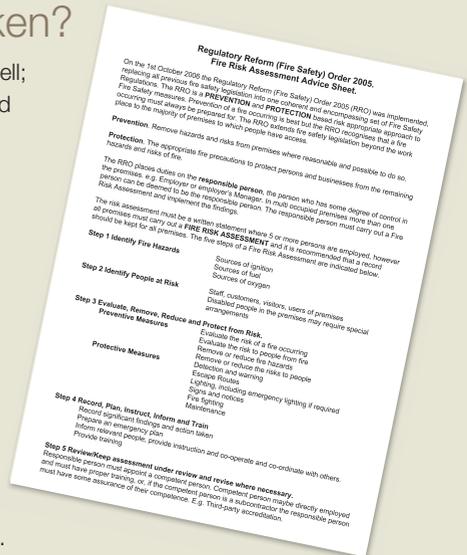
Under the Order, anyone who has control of premises or anyone who has a degree of control over certain areas or systems may be considered a 'responsible person'. For example, it could be:

- Employer with control of a workplace, failing that or in addition;
- Person with overall management of a building
- Owner of premises (i.e. empty buildings)
- Landlords (multi-occupied buildings).

## What action must be taken?

A building manager must know the building well; know how it is to be used; assess, identify and where appropriate reduce fire risk; organise maintenance and above all, monitor and train the building users. A fire Risk Assessment must be undertaken including;

- Identification of those at particular risk
- Elimination / reduction of risk
- Dealing with remaining risk
- Addressing explosive or flammable substances
- Creating an emergency plan
- Record and review the fire Risk Assessment to ensure it is up-to-date.



## Ignoring your responsibilities could result in prosecution

**The massive fines for New Look (£400,000), Shell International (£300,000) and Co-op (£250,000), and over ten prison sentences, speak for themselves.**

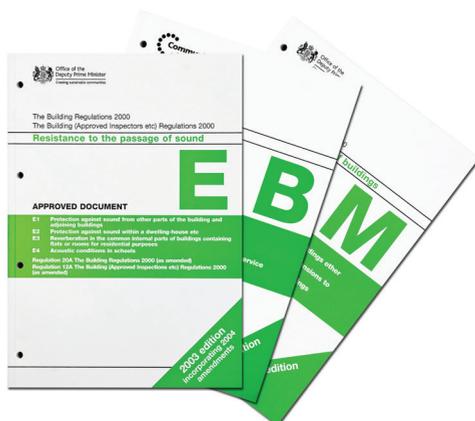
Substantial fines have been imposed on all sizes of businesses, from small firms and landlords, to international companies. And even the London headquarters of Communities and Local Government – the government department that steers fire safety policy in England and Wales – has been served with an enforcement notice under the Regulatory Reform (Fire Safety) Order 2005.

## Complete Solutions for Approved Documents E, B and M

Fire doors and all passive fire protection products play a unique role in the fire safety of a building and therefore in reducing risk to those in other compartments. Properly maintained doors form an essential element of the fire safety plan for every building.

The Lorient solution is to fit a seal system which, properly located and secured, prevents the passage of sound, smoke and fire – meeting the demands of the new and changing regulations that place even more requirements than ever on doors.

- **Approved Document E** to the Building Regulations (England and Wales) calls for doors in multiple occupancy residential buildings (such as apartments, hotels and halls of residence) to provide a minimum acoustic performance of 29dB Rw. In schools, the requirement is a minimum of 30dB Rw, and in some cases 35dB Rw.
- Many of these doors also need to provide smoke and fire protection, as detailed in **Approved Document B**, and BS9999.
- **Approved Document M** relates to access for all, and requires doors to be easy to operate. Door seals must provide a minimal resistance to opening and closing forces.



## The Lorient Range

Lorient's unique range of multi-functional door seals, can provide the highest standard of protection against sound (Doc E); smoke at all temperatures and fire (Doc B); while offering low frictional resistance for ease of door operation (Doc M). In addition, Lorient's seals are tested for air tightness under BS 476: Pt. 31.1; and will make a positive contribution to thermal containment.

Many of Lorient's seals are tested over 1,000,000 opening and closing cycles on a full-size door assembly without failure; thus giving an exceptional product lifespan; reducing the need to replace the product; and minimising waste.

Basic principles of good sealing require a continuous seal. Interrupting a door seal at hinges, locks or other ironmongery can seriously reduce its effectiveness and may mean that regulatory requirements will not be met. Studies of sound and smoke behaviour clearly show that it is **not sufficient to seal only the tops and sides of doors.**

Both cold smoke and sound will transfer to an adjacent compartment through the gap at the threshold. Lorient can supply a range of threshold seals which will provide protection against sound, and when coupled with an effective perimeter seal will meet the requirements of Approved Document E.



## Multi-functional Sealing Solutions

The following pages present a number of integrated sealing solutions for single swing, 30 minute applications that:

- Exceed the Approved Document E requirements achieving 31dB Rw;
- Successfully meet the fire and smoke sealing requirements of Approved Document B;
- Provide less friction for even easier door operation – Approved Document M, courtesy of their unique design;
- Tested for durability – 1 million cycles on a full sized door assembly;
- Many of the seals are tested for air tightness under BS 476:Pt.31.1:1983; and will make a positive contribution to thermal containment.

Use of symbols



indicates that the seals featured provide protection against sound.



indicates that the seals featured provide protection against fire and hot smoke.



indicates that the seals featured provide protection against cold smoke.



indicates that the arrangement is suitable for single leaf, single swing doors.



indicates that the arrangement is suitable for double leaf, single swing doors.



FD30S indicates that the arrangement is suitable for 30 minutes fire protection, and protection against cold smoke.

### LP1504DS, LAS8001 si



#### Lorient product references

LP1504DS (or LP1504 Finesse™)

LAS8001 si

LP2004 (x2)

Acoustic performance for product combination pictured:

#### Location

head, latch stiles, hinge stiles

threshold

back of frame

31dB<sub>Rw</sub><sub>STC</sub>



## LP1504, LAS1212 & LAS8005 si



### Lorient product references

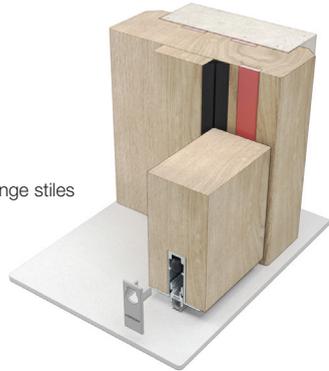
LP1504 (or LP1004) plus LAS1212  
 LAS8005 si  
 LP2004 (x2)

Acoustic performance for  
 product combination pictured:

### Location

head, latch stiles, hinge stiles  
 threshold  
 back of frame

31dB <sup>Rw</sup> <sub>STC</sub>



## LP1504, LAS7001 si & LAS8003 si



### Lorient product references

LP1504 plus LAS7001 si  
 LAS8003 si  
 LP2004 (x2)

Acoustic performance for  
 product combination pictured:

### Location

head, latch stiles,  
 hinge stiles  
 threshold  
 back of frame

31dB <sup>Rw</sup> <sub>STC</sub>



## LAS1212, LP1504DS, LAS8001 si, LAS1010



### Lorient product references

LAS1212 plus LP1504DS  
 LP1504 plus LAS1011 Firtree™ (x2)  
 LAS8001 si  
 LP2004 (x2)

Acoustic performance for  
 product combination pictured:

### Location

head & hinge stiles  
 meeting stiles  
 threshold  
 back of frame

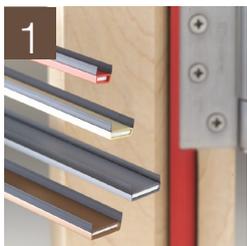
33dB <sup>Rw</sup> <sub>STC</sub>



Notes: Rebated stiles not recommended.  
 We recommend that hinges which interrupt fire seals should  
 be bedded on our intumescent sealant or special hinge pads.

## Simple Upgrading Solutions

### Perimeter Seals



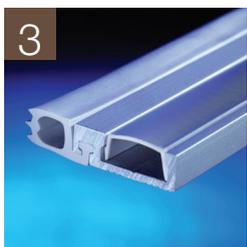
#### **The DS Acoustic, Smoke and Fire Perimeter Seal**

- Unique dual fins provide continuous acoustic and smoke protection at ironmongery points – vital for life safety and essential for meeting the acoustic requirements of Approved Document E
- Exceptionally low frictional resistance for ease of door operation (Approved Document M)
- Third party accreditation: BBA, IFC and CERTIFIRE (CF330/CF341)



#### **Curved Fin Batwing® Perimeter Seal**

- Subtle curved fin design minimises open/close resistance
- Can be fitted without removing the door
- Offers a proven acoustic performance to meet the requirements of Document E, when used with a recommended threshold seal
- Effective smoke seal up to 200°C
- CERTIFIRE approved (CF5179)



#### **LAS7001 si Perimeter Seal**

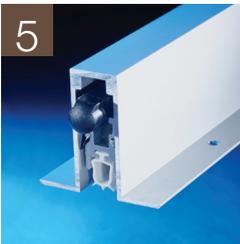
- Acoustic and smoke seal designed to be fitted to an existing door stop
- Tamper-proof seal with snap-on cover plate to conceal fixings
- Offers a proven acoustic performance to meet the requirements of Document E
- CERTIFIRE approved (CF5179)

## Drop Seals



### LAS8003 si Drop Seal

- Face-fixed or semi-mortised drop seal with a high efficiency mechanism resulting in lower operating forces
- Successfully tested for acoustic and smoke containment
- Can be fitted without removing the door
- CERTIFIRE approved (CF5179)



### LAS8005 si Drop Seal

- Slimline concealed drop seal featuring a high efficiency mechanism resulting in lower operating forces
- Internal fins provide additional acoustic and smoke sealing properties
- CERTIFIRE approved (CF5179)

## Glazing



### FF1

- Designed for use with glazed apertures in 30 minute fire resistant doors
- Comprises a pair of bead applied intumescent strips
- Flexible, quick and easy to install
- Unique design which enables tolerances between door, bead and glass thickness to be accommodated
- BS 476: Pt.22: 1987 (Approved Document B)
- CERTIFIRE approved (CF327)

For further information about our range of products, please visit [www.lorientuk.com](http://www.lorientuk.com) or contact our Technical Services Department on 01626 834252.

## Rest Assured

Although the new Fire Safety Order stops short of making third party certification mandatory, it clearly states that **‘Third-party certification schemes for fire protection products and related services are an effective means of providing the fullest possible assurances, offering a level of quality, reliability and safety that non-certificated products may lack.’**

Lorient products are supported with a **complete library of test evidence** to prove their exceptional performance. With **British Board of Agrément, IFC** and **CERTIFIRE** too, fitness-for-purpose and durability are assured. The Lorient commitment to these independent approvals demonstrates ongoing responsibility and accountability for the performance of the company’s products, undertaken at the highest possible level.



BS EN ISO 9001:2008  
Certificate No. Q6104



BS EN ISO 14001:2004  
Certificate No. EMS 541906



92/2841



CF330/CF341/CF5033/CF5179

## Why leave the RRO to chance?

It is not to be ignored, every year 350 people are killed and 10,300 are injured in fires in the UK alone, many of the casualties being attributable to breathing in the toxic products of combustion from a remote fire. Fire and smoke also cause extensive damage to building fabric and contents. It has been estimated that the total value of fire related losses is some 8.3 billion per annum\*.

\*Source: Fire Research Report 3/2011

If a fire occurs, and results in a casualty, the premise of the new law is that **you are guilty until you prove yourself innocent!** You will be asked to offer sufficient evidence that you have fulfilled your obligations effectively. Provided that you can do this, you will not be held accountable. If you can't then you can be prosecuted.

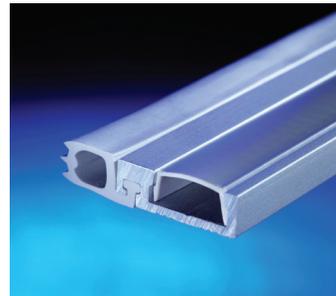
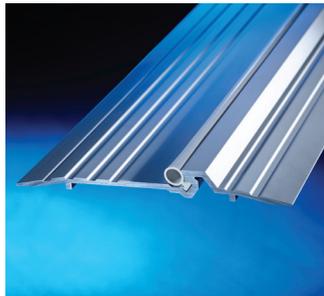
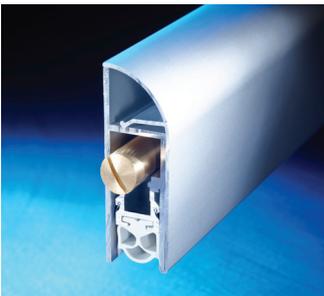
## Further RRO Information

A series of guides is available to assist those preparing fire Risk Assessments. The guides, available from [www.communities.gov.uk/fire/firesafety/firesafetylaw/](http://www.communities.gov.uk/fire/firesafety/firesafetylaw/) have been written for people with limited training and experience in undertaking a Risk Assessment. If you are unsure of how to complete it, you should contact a trained professional.

## Ask the Experts

Lorient provides a dedicated technical helpline that offers advice at the end of the phone, as well as product samples and copies of test reports. Alternatively, please refer to our comprehensive website, where information on all our featured solutions, plus much more, can be found.

For common sense solutions, please call our Technical Services helpline on: 01626 834252 or go to [www.lorientuk.com](http://www.lorientuk.com)



[www.lorientgroup.com](http://www.lorientgroup.com)



LorientPolyproducts



@LorientUK



Lorient



lorientuk



UK and Europe

Tel: +44 (0) 1626 834252

Fax: +44 (0) 1626 833166

email: [mktg@lorientuk.com](mailto:mktg@lorientuk.com)

USA

Tel: +1 859 252 7441

Fax: +1 859 381 1241

[inquiries@lorientna.com](mailto:inquiries@lorientna.com)

Australia

Tel: +61 (02) 9907 6221

email: [sales@lorient.com.au](mailto:sales@lorient.com.au)

Hong Kong

Tel: +852 2505 0328

Fax: +852 2505 0332

email: [sales@lorienthk.com](mailto:sales@lorienthk.com)

Dubai

Tel: +9714 883 7206

Fax: +9714 883 7207

email: [sales@lorientgulf.ae](mailto:sales@lorientgulf.ae)

Singapore

Tel: +65 6270 1279

email: [sales@lorient.com.sg](mailto:sales@lorient.com.sg)



Lorient Polyproducts Ltd  
Endeavour House  
Fairfax Road  
Heathfield Ind Estate  
Newton Abbot  
Devon TQ12 6UD UK

