

## Important - Front doors and Security gates

At the Annual General Meeting held in December 2016 there was unanimous agreement to a change to the Conduct Rules banning the installation of security gates on common property. The motivation for this was based on aesthetic grounds, supported by the vast improvements to safety and security at SMG over the past few years.

Since then the body corporate has started to remove security gates on certain floors of the building, in line with its re-flooring project. They have also been identifying and replacing front doors that are not compliant with building standards and fire regulations.

Recently the trustees have been informed of other standards and regulations<sup>1</sup> that relate to the fire compliance of doors and gates. These include the following:

- All passages are fire escape routes.
- To be effective smoke barriers all front doors must have a fire rating of at least 30 minutes, must fit securely in their frames, **and must be closed at all times.**
- Escape doors and gates must have **a locking device that can be operated in a single movement without the use of a key.**
- Doors and security gates may not protrude into the escape route by more than 100mm.
- Security gates must be locked open while premises are occupied.
- **Any person who causes or permits any escape route to be rendered less effective or to be obstructed in any way which may hinder or prevent the escape of any person from a building in the case of a fire or any other emergency shall be guilty of an offence.**

In order to ensure compliance – and safety – as soon as possible, owners of the remaining security gates must arrange with the Building Manager for their removal as soon as practical.

The Building Manager will also assist owners who wish to replace front door locks with compliant ones (at owner's cost).

If you have any further queries regarding the above please contact the trustees at [trustees@stmartinigardens.co.za](mailto:trustees@stmartinigardens.co.za) or the Building Manager, Wayne Gelderbloem 021 424 7529 / [supervisor@stmartinigardens.co.za](mailto:supervisor@stmartinigardens.co.za).

The Trustees  
July 2017

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<sup>1</sup> The Application of the National Building Regulations (Part T: Fire protection) 2015.