

REALITY CHECK

IS DIGITAL
TECHNOLOGY
OVERHYPED?



inside

NEWS

One Future Vision
steps forward

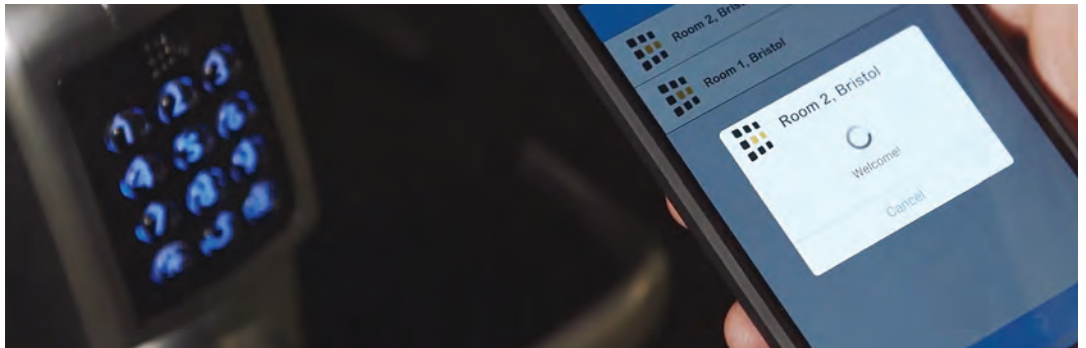
FEATURES

HOPPE celebrates
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Antimicrobial
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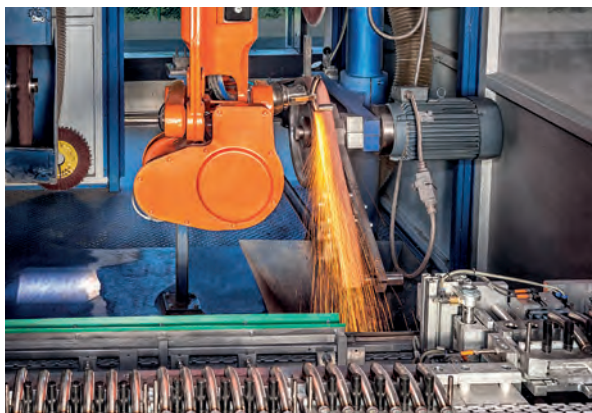
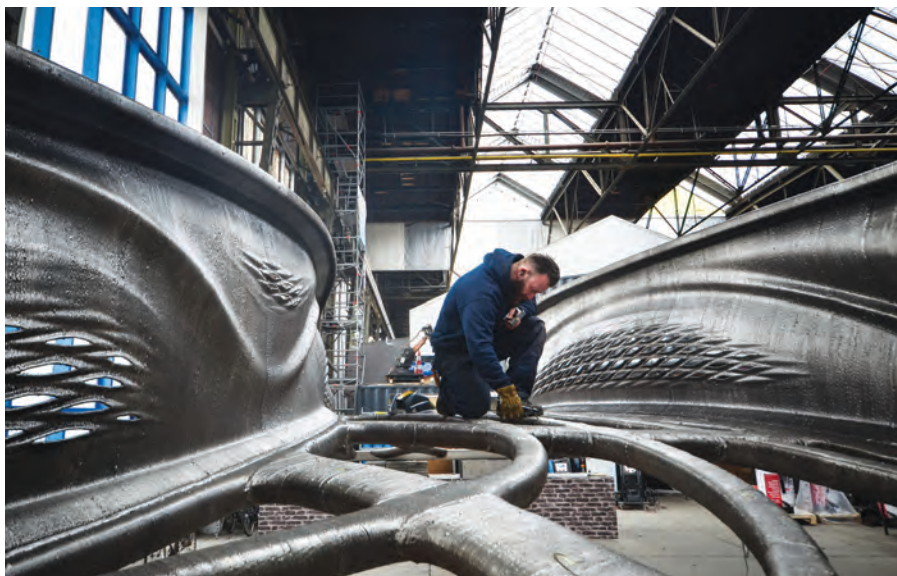
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CAPITAL IDEA: 1930s LONDON ICON OPENS DOOR TO RIBA AWARD

A refurbishment and extension of No 1 New Oxford Street, a familiar mid-town London landmark, has scooped a coveted RIBA London award this year.

The £38m refurbishment of the 1930s triangular-shaped building formerly known as Commonwealth House, impressed judges with major alterations and extensions made in the spirit of the original.

“Orms Architects researched the original design and attuned its proposals to the aesthetic of the Art Deco and Art Moderne of the period, in a dynamic contemporary way,” judges said.

“Throughout the project the architects, in deference to the original spirit of the building and the care

Award-winning No 1 Oxford Street impressed with its deference to its art deco origins

with which they have approached its renovation, have gone far beyond what would normally be expected in a commercial redevelopment.”

Originally designed by architect and planner Henry Philip Cart De Lafontaine as an ‘ultra-modern building of imposing appearance’ the refurbished building provides 12,250 sq ft of retail and 95,000 sq ft Grade A office space.

Externally, the prominent ‘prow’ and the oriel windows are clad in the hexagonal green tiles originally proposed by Lafontaine, but not permitted by Giles Gilbert Scott who was the advisor to the Crown and who considered the tiles ‘an

innovation’. All the ground floor retail units have been replaced by shop fronts informed by the Art Moderne period of the building’s creation.

The new entrance to No 1 New Oxford Street houses automatic circular sliding doors from GEZE UK. The doors had to blend seamlessly into the curved and streamlined contours of the building.

A GEZE Slimdrive SCR was used, flanked by curving glass panels to the side which flow into the original columns, and topped with a glazed fanlight overhead. This frontage allowed the sliding doors to be recessed into the entrance. The Slimdrive SCR was fitted as a freestanding entrance – the 360° drive solution is usually incorporated into a building’s façade – but as this entrance was recessed, the installation was adapted to the bespoke requirements of the design.

A circular canopy and black glass wrap was placed over the doorway, blending into the metal framework of the frontage. This included additional detailing by Fleetwood Architectural Aluminium (FAA) which simulated the art deco style.

The entrance now leads into a distinctive mono-chromatic lobby with terrazzo flooring, fluted glass walls, gold coloured reception desk and a ‘Guggenheim-inspired’ stepped inner atrium. It incorporates a curved wall of back-lit white fluted glass which illuminates the reception with twin pendant lights referencing the geometrical forms of art deco.

See more at www.orms.co.uk



GEZE UK CELEBRATES MILESTONE ANNIVERSARY

GEZE UK, manufacturer of construction systems for door, window and safety technology, is marking its 30th anniversary this year.

The firm began in 1988 in Chelmsford as a distribution centre for its German parent firm. The business developed – fuelled by the demand for automatic doors – and set up a 'project division' for the supply and installation of automatic doors in Tamworth, before moving in 2005 to a purpose-built facility in Lichfield. This now combines the distribution, and supply and installation sides of the business. A service division was launched soon after in 2008.

GEZE now has a £30 million turnover in the UK.

Look out for a profile of the firm in a forthcoming issue of AIJ.



DORMAKABA HELPS MUSEUM SAIL TO AWARD-WINNING SUCCESS

Award winning museum marries heritage and contemporary style

The Command of the Oceans museum, home to a new exhibition that tells the story of the historic Chatham Dockyard in Kent, has won the South Honours Project of the Year' at the RICS South East regional awards.

The project was designed by Baynes and Mitchell Architects and combines the conservation and repurposing of an historic building with contemporary design. dormakaba's sliding and swing door products were specified for this project.

The new museum celebrates naval heritage and was commended for its inspirational design, combining buildings of historical importance with a bold, modern aesthetic.

Reflecting the industrial language of the existing Dockyard, black metal, black limestone, board-marked concrete and composite timber were used throughout the project. The modern, fine framed profile of the dormakaba ST Flex single sliding doors were chosen to complement the aesthetic.

The project also features dormakaba ED250A single swing doors. The aluminium framed doors feature multiple activation options via radar, push pad or access control, offering a durable solution for high traffic areas as visitors enter the museum.

The museum will compete for Project of the Year 2018 at the RICS Awards 2018 Grand Final held in November.



100% BUILD LONDON LAUNCHES



100% Design, the annual design event, returns for its 24th edition in September, with a new show dedicated to construction and architectural industries: 100% Build London.

100% Build London launched as a response to demand from increasing numbers of visitors within the construction trade attending the show each year. Featuring

the latest construction materials, innovative glazing technology, exterior surfaces and integrated automation technology, it claims to be the only event to bring together construction, high-end architecture and interior design.

100% Build will also feature an educational programme which includes a Talks Forum, CPD Hub and an

area dedicated to digital construction including BIM.

A number of brands taking part will push the boundaries of contemporary living, debuting models for the future, including Starck with Riko and Tesla.

For more information visit: www.100percentdesign.co.uk



WINNER OF INTERIORS AWARDS OPEN FOR PUBLIC VOTE

The winners of the 2018 SBID International Design Awards will be announced on 26 October at a ceremony at The Dorchester in London. The finalists in the 14 categories were shortlisted and then put to a public vote. The categories cover a broad range of sectors from healthcare to hotels, and from residential projects to public spaces.

Entries showcase some of the best designed and finished interiors in the world judged by leading industry names from companies that include Bentley, Christian Louboutin, the BBC and Google.

To view the shortlist and to book tickets visit www.internationaldesignexcellenceawards.com

LIDLAW INVESTMENT AFFORDS BRAND DEVELOPMENT

Laidlaw has received further investment from its shareholders Intrinsic Equity which it says will underpin development of the business.

Having acquired the business in 2016 following the collapse of Leaderflush Shapland Limited part of LIG, the management team set the challenge to reorganise and grow the business.

The company is now set to implement an ERP system, Cloud Suite Industrial (CSI) and over the coming months, is planning a new website together with a comprehensive product and price guide featuring access control, IFC approved doorsets,

balustrades, structural glass and the range of Orbis ironmongery.

Commenting on the further investment in Laidlaw, chairman and CEO Steve Lee said: "When we acquired the business we knew that we had a terrific brand with a heritage of 140 years, however, it was evident that under-investment meant we needed to take a longer-term view. Having already invested in acquiring its Willenhall HQ and a specifiers' showroom in London's Business Design Centre, further investment into the business will allow us to focus upon our core activities and build a solid foundation for the future."

AIJ PEOPLE

■ Croft creates two new sales positions



As part of its continued expansion Croft has created two new roles within its sales division.

With more than five years as Croft sales manager, Matt McGowan now takes on his new role of business development manager, with a strong focus on growth.



To support this new structure, Richard Finch joins the Croft team as internal sales manager, with a specific focus on internal processes and further sales growth.

Richard comes with more than 17 years sales and management experience within the manufacturing sector.

■ New MD for Zero Seal

Zero Seal Systems has appointed Mandy Greaves as its new managing director. Mandy has been with the company for over 20 years, the last 10 as commercial director. Mandy takes over from Ken Drake who is retiring after 21 years as managing director.

The firm has also appointed Nicola Hewitt as financial controller.



■ Abloy strengthens its team with new recruits

Security expert Abloy UK has recruited four new team members to boost its team.

Michael Clarke-Booth has been appointed as product support engineer. He is a qualified architectural ironmonger and time-served bench locksmith, with 27 years of experience in the sector. Michael will be supporting product specification and utilisation throughout the UK and Irish marketplace.

Robin Norton is Abloy's new CLIQ® product support team member, and will be supporting new product

ranges including eCLIQ® and CLIQ® Go.

Kay Boyle has been recruited as product manager for key systems, and is a qualified architectural ironmonger with a wealth of market experience with both mechanical and electrical products.

Curtis Harvey has been appointed as marketing executive, having previously completed an undergraduate placement in a similar role.

L-r: Kay Boyle, Curtis Harvey, Michael Clarke-Booth, Robin Norton



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FROM CITY TO SEA: STIRLING 2018



The Oscars of the architecture world – the RIBA Stirling Prize – is set to take place on 10 October at London's Roundhouse. The much coveted and often controversial awards celebrate the best of new British architecture.

The six projects in the running for this year's prize are:

- Bloomberg, London by Foster + Partners
- Bushey Cemetery by Waugh Thistleton Architects
- Chadwick Hall by Henley Halebrown
- New Tate St Ives by Jamie Fobert Architects with Evans & Shalev
- Storey's Field Centre and Eddington Nursery by MUMA
- The Sultan Nazrin Shah Centre by Niall McLaughlin Architects



Top: the New Tate St Ives;
above: The Sultan Nazrin
Shah Centre and left:
Bloomberg, London



GUIDANCE TO BS 8300 UPDATES AVAILABLE

Guidance on recent updates to BS 8300 – the standard governing inclusive building access, and how they affect the commercial sector – is on offer to building professionals from ASSA ABLOY Security Solutions.

BS 8300 was first introduced in 2009 setting out how buildings should be designed, constructed and maintained to create an accessible environment for disabled people. The standard is consistently updated to take account of important legislation – such as the Equality Act 2010 and Approved Document M. The latest update focuses on making the whole environment more universally accessible, rather than just facilities for disabled people.

David Hindle, head of door closer sales at ASSA ABLOY UK, advises: "Building professionals

in the commercial sector need to specify universally-applicable door closer solutions that take account of impairments or disabilities, while also providing maximum protection against smoke and fire. Balancing these two objectives is crucial. They must also be aware of other important aspects to the update. These include the increasing use of BS 8300 by inspecting building officers and the importance of selecting high-quality hinges when adhering to the standard."

The update advises the maximum opening force for internal doors of 30N for the first 30 degrees of initial movement, and that this force must not exceed 22.5N from 30 to 60 degrees. It also covers how to best balance opening and closing force when specifying a BS 3800-compliant door opening solution.

NEW FACILITY FOR CLADDING FIRE TEST

A new international alliance is aiming to improve the façade fire-testing market in the UK, by significantly increasing both the capacity and the quality of large-scale fire testing of cladding and building systems in the UK.

UL LLC, a global safety science organisation based in the US, and the Fire Protection Association (FPA), the UK's national fire safety organisation, have signed a cooperation agreement aimed at transforming the testing and certification of façades and building envelope products within the UK.

Currently, the only UK-based facilities capable of testing façades for fire resistance are booked up for at least the next six months, driving many building product manufacturers to seek testing and accreditation outside of the UK.

The UL/FPA alliance will include an investment by UL in the FPA's existing fire test and research facilities. UL plans to offer product testing and certification from within the test lab.

Significant changes are expected to the current British Standard (BS 8414) cladding test following a detailed critique of that standard by the FPA's testing and research team earlier this year, commissioned by the Association of British Insurers (ABI). UL will test and certify to this updated standard.

Welcoming the alliance, James Dalton, director of policy at the ABI said: "The ABI commissioned the FPA earlier this year to review the current cladding testing regime of BS 8414, and it was found seriously lacking in five areas. This testing regime is not fit for purpose, so we welcome this partnership to improve fire safety testing and certification. We need multiple lines of defence to ensure the safety of all buildings in the future, not just high-rise blocks."

In addition to testing and certification of building systems to UK, EU and USA requirements, UL will be able to offer building envelope inspection services and additional forensic services for building owners concerned about cladding, insulation and other materials.



ASSA ABLOY ACQUIRES IRISH FIRM

ASSA ABLOY has acquired HKC, a leading manufacturer of professional fit, wired and wireless alarms and cloud-based monitoring solutions for both the residential and commercial markets.

HKC has around 45 employees at its head office and factory in Dublin. It will continue to operate as an autonomous business.

Neil Vann, managing director and market region manager of ASSA ABLOY UK says: "HKC's cloud based self-monitoring technology together with ASSA ABLOY's smart digital door locking solutions creates opportunities to add greater value for our customers, providing a total integrated solution for the smart home security market."

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BRAVE ENOUGH TO CHANGE?



The One Future Vision group lays down the gauntlet. **Angie Corkhill** explains.

If I could, I'd put up a flashing neon sign above this page shouting 'read me. This is important'.

Because as many readers of AIJ will know, over the past two years, work has been progressing to transform how the GAI delivers value to the architectural ironmongery sector and to the construction industry it serves.

The pace is now stepping up. We are implementing changes which will impact on each and every member of the GAI and the IAI around the world, and ultimately all our customers, within a year.

So here's the deal

The 'One Future Vision' group was instigated by former president Maria Powell, following feedback from IAI and GAI members about our organisation. The group is now driven by our current president David Stacey and the IAI chair, Jo Milne-Rowe. It has the backing of all the officers, and also includes other representatives from the GAI and IAI (not just the executive committee).

The group has met multiple times and has worked its way through many big questions. Should we merge the GAI and

IAI? Should we seek chartered status for members? Should we still be run by volunteers, committees and local branches? Should the GAI Diploma become an externally accredited, academic qualification that others could offer too? Should we fundamentally redefine our role and mission? Should we change our name, even?

Some of these issues are still being explored or debated. Unsurprisingly, some have opened up yet more questions.

But the biggest question of all – are we brave enough to change? – has already been met with a resounding 'yes'. So while you may not have felt it directly yet, major change is already underway.

Phase one will include the introduction of a new membership database and significant new back office systems that streamline all our membership communications. Your next membership renewal will be online and you will have your own log-in to manage your own profile and preferences. You will receive more personalised communications, see better newsletters and access a much improved website. You will be able to book all our events online.

Shaping the future

These are good first steps in improving communications. But how about the bigger picture about the future function, form and governance of the GAI and IAI?

This is where the One Future Vision Group has laid down the gauntlet to you. Now is the opportunity for all members to play a very direct and influential part in the future of the GAI and IAI. How best do you want to benefit from being part of this community of expertise?

We are starting an international research project to get your views. The research will be led by Don Schaaf & Friends Inc (ds&f), a very experienced international strategy, research and rebranding agency which has come to us highly recommended for its work with the Door and Hardware Institute in the USA.

The researchers are seeking the opinion of current members and students, potential members, lapsed members, and from people in other relevant sectors. We will listen to both individual and corporate perspectives, from all cultures and all countries of the world where the GAI and IAI are active.

We are testing the value of all our offerings and we want to understand in depth what is needed to attract and retain members for the future. How do we stay relevant, inclusive and valuable to an industry that is going through so much change itself?

// Now is the opportunity for all members to play a very direct and influential part in the future of the GAI and IAI."

Don't be surprised if you get a call from me asking you to be involved. Interviews by video conferencing and telephone will be set up with at least 150 members and students, backed up with focus groups to delve even deeper and an online survey sent to everyone.

A page in the members' area of the GAI website, presentations at events and a regular newsletter will keep you updated on the whole process. You can see the frequently asked questions and submit your own questions. We want absolutely everyone to be engaged with this change programme.

Once the research is done

Regardless of the results, this major project goes well beyond a simple amalgamation of two organisations or the design of a new brand. It's much bigger than that.

Once results come in at the end of this year, I'm expecting separate working groups to look at everything we need to do to improve the organisation, promote our members, raise awareness and grow.

Informed by your views, we can make better choices about how we unify the GAI and IAI, how to position the new organisation in the market, and how and what we change to deliver greater value now and in the future.

Informed by your views: the four most important words in this whole article.

So please do get involved and help us spread the word about an organisation utterly committed to becoming the best it can be and a voice of influence well beyond the next 100 years.

NEW MEMBERS

Accepted Affiliate members:

Bright Locksmiths Ltd

Steven Wakefield

steve@brightsgroup.com

07877 346 274 - UK



Graeme Le Saux

FORMER ENGLAND FOOTBALLER TO HOST EDUCATION AWARDS

Former England footballer Graeme Le Saux has been announced as this year's guest speaker at the annual GAI Education Awards.

Graeme will lead the celebrations, which will recognise the outstanding educational achievements of the door hardware industry's

rising stars at the Royal Lancaster Hotel in London on 8 November.

As well as his role in the national team, Graeme also played for Chelsea, Southampton and Blackburn Rovers, helping the latter win the Premier League in 1995. Since his retirement from football in 2005, Graeme has worked as a pundit for the BBC and frequently undertakes project work with the FA, UEFA, FIFA and the Premier League.

The GAI Education Awards include Gold, Silver and Bronze awards for the top students in the Diploma and the Pinnacle Award, sponsored by Assa Abloy, for the student with the best aggregate results over the three years of the Diploma programme.

GAI president, David Stacey, said: "The Education Awards is a great opportunity to recognise students' hard work over the past three years. It is also a chance for companies to celebrate the individuals within their teams who are going above and beyond to offer architects and contractors high-quality technical knowledge."

This year's GAI Education Awards is sponsored by dormakaba.

To book your tickets to the 2018 GAI Education Awards, visit the GAI website



The Kings Gate development for which izé and Lynch Architects were awarded the Winner of Winners Award in 2016/2017

SPECIFICATION AWARDS NOW OPEN FOR ENTRIES

Nominations are now being invited for the biennial GAI/RIBA Architectural Ironmongery Specification Awards.

Organised by the GAI in conjunction with the Royal Institute of British Architects (RIBA), the awards are designed to identify and reward excellence in the specification of architectural ironmongery.

Projects can be nominated for the following categories: residential; commercial

and hospitality buildings; public health and education buildings; international projects outside the UK and Ireland and, new to the 2018/19 awards, best new product: design and innovation.

Architects, specifiers, building contractors, clients and their architectural ironmongery advisers and suppliers across the world can nominate projects from now until Friday 16 November 2018. The winners will be announced at a celebratory lunch in March 2019.

David Stacey, president of the GAI, says: "The Specification Awards ceremony is one of the Guild's most highly anticipated events. The calibre of entries is always incredibly high and shows architectural ironmongery at its best. The GAI is always proud to see its member companies involved in so many complex projects.

"These awards are unique because they reward the whole specification team, highlighting the importance of the professional partnership between architects and architectural ironmongers."

For each category there will be a winner, second and third place. The judges will also decide on an overall 'winner of winners'. A brochure featuring the previous winning projects can be downloaded from the GAI website.

There is no limit on the number of entries to the 2018/19 awards. The first entry from GAI or RIBA members is free of charge.

To nominate a project for the awards, go to: www.gai.org.uk/SpecAwards2019



// Companies that claim to have been fitting fire doors for years are asking the most basic questions"

highlights the need for a more robust approach to the regular inspection of fire doors and their ongoing maintenance.

FDIS is starting to make a difference. 1,378 people have already signed up to study for the FDIS Diploma in Fire Doors. The success rate of individuals that have taken the exam this year is running around 85 per cent, and a number of these have now decided to move up to become certificated inspectors.

Our current certificated inspectors are a group of highly dedicated individuals who have formed their own steering committee with a view of improving the scheme, increasing education, and sharing experiences among themselves. They are keen for FDIS to introduce a CPD system, to ensure they keep their professional status at the highest possible level.

We are planning to develop closer ties to the British Woodwork Federation and NPTC Group of Colleges partnership who have developed a new qualification specifically targeted at the installation of fire doors. This course is designed to be a practical introduction to installing fire doors and sits very well alongside all the FDIS training.

The course has already been successfully piloted at NPTC Group of Colleges in Wales.

Whilst all this work is encouraging, and is no doubt starting to create a safer environment in our building stock, much still has to be done by the FDIS/GAI/BWF partnership to ensure that fire door inspections, installations, and maintenance stays high on the agenda in making buildings fire safe for occupants, users, and our excellent fire fighters. ■

Kevin Hulin is head of the Fire Door Inspection Scheme.

HEATED DEBATE

Kevin Hulin is worried about the lack of knowledge and standards in fire safety

In a recent survey conducted by the Fire Door Inspection Scheme, we asked our certificated inspectors to name the five most common problems they encounter when undertaking surveys and inspections on site.

The results of this survey are hardly surprising, given the information that is coming to light in the investigations being undertaken on the doors installed at Grenfell. Our survey revealed the following:

- Excessive gaps between the door leaf and door frame.
- Door closers, or hold open devices distorted and not operating correctly.
- No fire stopping between the door frame and structure interface.
- Incorrect ironmongery, or badly fitted hinges and locks.
- Intumescent fire and smoke seals damaged or missing

Doctor Barbara Lane's findings at Grenfell included: problems relating to hinges, locks, letter plates, closers and intumescent seals. Her findings

went on to reveal that the fire doors to the stairs did not appear to have been upgraded or replaced since the original installation in 1972. At that time, the standard in respect of fire doors was BS 476 Part 1 1953. This standard was superseded in the Building Regulations rewrite in 1976, following the fire that devastated the Summerland Holiday Resort on the Isle of Man.

It is rather sad to report, that one of the many findings after the fire at Summerland revealed that some fire doors were not self-closing and did not have signs affixed to them.

The FDIS phone line is now receiving a large and increasing number of calls from people enquiring about their responsibilities in relation to fire. Companies that claim to have 'been fitting fire doors for years' are asking the most basic of questions, revealing that their knowledge is sadly lacking in the subject.

These and other problems are extremely common in existing buildings throughout the UK and



Kevin Hulin FDIS

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An MBTS009 5 pin security rim lock conforming to EN1303 Grade 4 provides extra security, with 2 keys.

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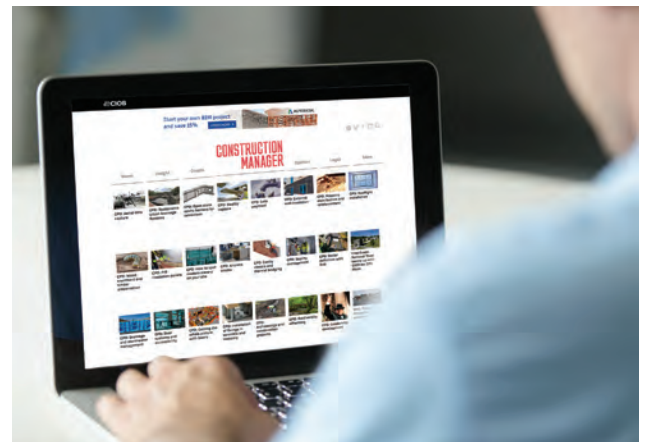
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CALLING FOR NOMINATIONS FOR IAI AWARDS

The IAI would like to invite you to get involved and start nominating for the Institute's Annual Awards. These awards have proven to be a perfect way to acknowledge an individual's (or sometimes a team's) outstanding contribution to the Institute or the industry.

There are four separate highly valued awards available to be presented to the worthiest of candidates, these are:

PROMISING IRONMONGER OF THE YEAR

This award is intended to seek out and acclaim the brightest ironmongers in the early stages of their careers. They could be involved in scheduling, estimating, sales or a combination of them all. The successful nominee should have the charisma and personality to inspire others.

Prerequisites

- The nominator must be a current IAI member. GAI Education Programme students are fully eligible.
- There is no age limit.

- The successful candidate will be a dynamic high achiever, problem solver, team player and a professional in every aspect of his/her work.
- Ideally the individual will be active within the IAI.

IAI FELLOWSHIP

The IAI Fellowship is awarded to an individual who has shown a longstanding and ongoing commitment to the Institute of Architectural Ironmongers.

Pre-requisites

- The nominated individual must be a current IAI member.
- The nominated individual must have made a minimum contribution of at least 10 years to the architectural ironmongery industry and the Institute.
- The nominated individual must be still actively involved with the architectural ironmongery industry and the Institute.

GAI AWARD FOR SERVICES TO THE INSTITUTE

The GAI Award for Services to the Institute is given to an individual who has made a recent and visible contribution at branch level.

Prerequisites

- The nominated individual must be a current IAI member.

PAUL LEWIS AWARD FOR CUSTOMER SERVICE

The Paul Lewis trophy is for the individual, group or company that has made an outstanding commitment to customer services throughout the year.

Prerequisites

- The nominator must be a current IAI member.
- If an individual is nominated they must be a current IAI member.
- If a team or company is nominated they must be a current GAI member, although not necessarily all IAI members. ■

You can make your nomination online. Please give as much relevant information as you can in your nomination to make it stand out amongst the rest.

Winners will be announced at the 2019 IAI AGM in the first quarter of 2019.

To nominate please visit
www.gai.org.uk/iai/iai-awards
before 22 November 2018.

OPINION • PAUL REES

Getting the basics right has to be the starting point of pretty much everything, right?

I believe those who design buildings should have an understanding of how their buildings could be constructed while designing them and not leave it to others, either in their own office or other consultants, “to work it out”. Yes we must all work together, after all that’s what a team does, but it shouldn’t be without the input of the person whose concept is being developed. I appreciate this becomes more difficult on larger projects when, for many reasons, it’s not always practical.

However, I’ve seen too many instances where poor design or detailing has diminished the architectural impact or use of what otherwise is an appealing building. I’ve also been confronted with drawings by others where the design is flawed in a variety of ways.

Setting the bar

My first experience working in an architectural practice after graduating set the benchmark by which I measured other practices and laid the foundations for how I practice architecture today. A small practice, I was given responsibility for a lot of the smaller projects while assisting the partners on several of the larger projects, in both drawings and contract administration. This taught me the basics of design and construction especially when seeing them first hand on site, including the benefits of well detailed information. After all,

AN ARCHITECT TALKS



Paul Rees on why he can and does prepare ironmongery schedules

if you can’t design and detail a simple building, how can you a complex one.

Carrying this strategy throughout my career has led to including wider aspects which many may think not so relevant, such as preparing ironmongery schedules. It’s more often than not the architect who has the holistic understanding of a project, especially the design, and therefore the one who knows best what is trying to be achieved when the building is in use.

Schedule from the start

So whether it’s an exit strategy, or integrated use of multiple spaces through hold-open devices, an ironmongery schedule which has been developed along with the design at the outset, rather than as an after-thought, assists to create a more user friendly building. It can also help reduce one problem scenario we all regularly see in the built environment; wedges holding open doors with self-closing devices attached, if not many others.

There have been numerous occasions when we’ve met with ironmongery representatives to incorporate their experience within the ‘design team’ and review their proposed alternative schedules, which have resulted in varying numbers of amendments following a detailed discussion of the project so they can fully appreciate our objectives. Had we left it to others to prepare these schedules without our input, we wouldn’t have achieved what our client wanted. ■

// An ironmongery schedule developed at the outset assists to create a more user-friendly building. Had we left it to others we wouldn’t have achieved what our client wanted”



REWARDING WORK

This year's IAI Promising Ironmonger of the Year
Samantha Thatcher talks to GAI

How did you feel about winning the award?

When I first discovered that I had been awarded with Promising Ironmonger of the Year, I was very surprised. Knowing someone had nominated me for this award, I felt overwhelmed. It is a great honour and privilege to achieve this award, and I do feel very lucky.

Tell us what you love about the job and the industry?

At SDS, I am privileged to work with an amazing group of people who

have been very encouraging since I started here in 2011. I love seeing new product designs and working alongside customers to achieve the look and theme they require.

I was enrolled onto the GAI education scheme and I gained my diploma last year. Since then, I have been very involved in the Institute branch meetings where networking has allowed me to meet and speak to various different people in the industry. I enjoy these meetings but would like to see more people attend.

Above: Samantha (centre) receiving her award with Jo Milne-Rowe (IAI chair) and Julian Newman of Oxford Ironmongery (GAI vice president)

When friends ask what you do, how do you explain it?

I always find this a tricky one! I just say that I work for an architectural ironmonger where we provide window and door fittings. To be honest, this usually results in a few confused faces.

What are your ambitions?

I would like to continue in this industry how I have started. I like to take each day as it comes and work hard to learn more each day.

What changes would you hope to see in the industry in the future?

I would like to see younger people in the industry as it changes the dynamic. And I'd like to see them taking the time to be involved with the GAI and the Institute.

What advice would you offer to anyone else entering the AI industry?

I would suggest they take their time! It can be a scary place when you first start as there is so much to learn and it can feel a little overwhelming. I'm still learning new things every day. ■

THE BACKGROUND

Samantha is office and marketing manager at SDS London. She joined in 2011 with no knowledge of ironmongery. She is now in charge of a team of six and manages the social media and marketing of the company.

The Promising Ironmonger of the Year Award is given to the brightest ironmongers in the early stages of their careers. They can be involved in scheduling, estimating, sales or a combination of all.

To nominate for this year's award or any other IAI awards visit www.gai.org.uk/iai/iai-awards

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A man in a checkered shirt and tie is shown in profile, wearing a black VR headset. The background is a digital cityscape with red and white binary code (0s and 1s) floating around, suggesting a virtual environment.

Virtual reality is one of the technologies being adopted by architects to enable clients to experience a project before it's built

Digital technology is changing our world. We are on the brink of a revolution – dubbed the fourth industrial revolution – which will transform the way we live, the way we work and the way we interact. Smart cities, the Internet of Things, 3D printing, block chain, big data, virtual reality.... These concepts, once the mainstay of science fiction, are now set to become the fabric of life.

Digital technologies have given rise to disruptive new forms of business models that just weren't conceivable in the past; look at Uber (the world's biggest taxi firm with no cars), Airbnb (the world's largest accommodation service with no real estate), Alibaba (the world's most valuable retailer has no inventory) or Facebook (the world's most popular media owner but creates no content).

Digital technology has been slowly creeping into the architecture, construction, design and engineering industries. Digital technologies have enabled new ways of working that hold the mirror up to a lot of old practices. This is particularly pronounced in the case of building information modelling (BIM) which demands a highly collaborative culture and makes use

VIRTUALLY A REALITY?

Digital technology is heralding a new dawn in the built environment industries. But just how much will it impact on architectural ironmongery? **Nicky Roger** explores

of 3D modeling and data. Whether platform business models like those taking over consumer markets will be repeated in the business arena is a hot topic currently but the incessant creep of digital tech cannot be denied.

Speaking at the GAI conference in the spring, Andreas Haberli, the chief technology officer of dormakaba, gave a talk on the 'digital twin' which held the audience rapt. Haberli sees the new digital revolution as an opportunity but one that requires a cultural and mindset change, one that requires using the technology to enhance the customer service experience, just like those platform businesses mentioned above. "Whoever provides the best customer journey will prevail," he said. "So it's vital that firms invest in the right technology, are mature and know how and when to use it. This means building digital, changing the sales funnel, engaging with customers in new ways."

It is not just tech for tech's sake: a digitally transformative culture enables collaboration and innovation. These, in turn, have the potential to radically improve productivity and efficiency.

But just how engaged and proactive are those who operate within the built environment arena? A survey carried out by NBS Research on behalf of RIBA and Microsoft into digital transformation in architecture found that the term digital transformation isn't familiar but that the opportunities it brings are being embraced. Of over 300 professionals working in architectural practices and other built environment organisations who were surveyed, 87% agree that digital technologies are transforming the way that they work now. Everything from BIM and 3D models to mixed, augmented and virtual reality technologies are

// A new generation of technological innovation, such as virtual reality, is offering opportunities for architects to connect more directly with their clients."

DIGITAL CHECK-IN



Designers Conran & Partners have been using immersive technology on the revamp of IHG's Crowne Plaza hotels. IHG were keen to utilise immersive technology to showcase designs and road-test them with stakeholders.

Soluis produced fly-through animations of the lobby initially but in the

next phase shifted to a real-time production work-flow, even enabling two variants of the hotel guest rooms. The technology enabled IHG to call off high quality images, 4K video and 360° panoramas directly from the real-time model, at a comparable level of visual quality to the original CG animation, but in a fraction of the time and cost.

improving the client experience, and aiding collaboration across projects and within organisations.

The client experience has already improved, with the availability of 3D models at the design stages and using mixed reality with holographic representations of proposed buildings and design. Over one third of respondents said they are now using some form of immersive technology which, added to those who reported they expect to adopt these technologies, will grow to 64 per cent in five years time.

"A new generation of technological innovation, such as virtual reality, is offering opportunities for architects to connect more directly with their clients," the report concludes. "Those



Above and below: MX3D, Autodesk is working on a 3D-printed stainless steel bridge to be installed in Amsterdam this year

practices that embrace this opportunity will change the industry for the better."

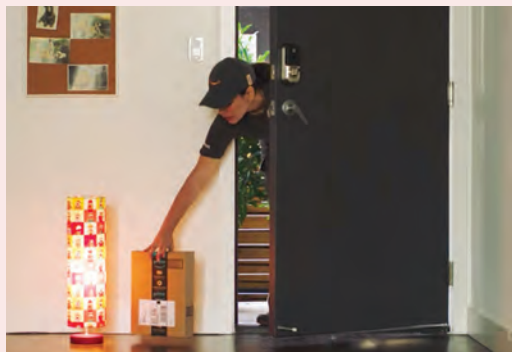
One architectural practice is already putting it into practice. "Virtual reality offers clients a way to experience their building before it is built," explains Tomas Millar, of Millar + Howard Workshop.

"Clients often struggle to fully understand abstract forms of representation – especially for inside spaces. A rendered perspective or model can help, but only to an extent – there is no substitute for actually being in a space. Virtual reality is starting to change this. The high-end headsets give such a powerful illusion of inhabiting a real space that people find themselves trying to lean on virtual tables, or to reach out and touch virtual columns. >>>



OLIVIER DE GRUIJTER

DELIVER AND DISRUPT



Amazon introduced Amazon Key last year as a system that includes a smart door lock, security camera and an app. Using these elements, people can open and close their doors remotely without a key or give a guest a code to enter their homes.

It's controversial – part of Amazon Key

is its in-home delivery capabilities, allowing delivery people to open a door, slide packages inside and then lock the door, which is taking time to be trusted by customers – but it's an example of how digital technology is allowing 'outsiders' to disrupt existing industries.

// So powerful is this technology that we often describe the headsets as 'time machines' that transport you into the future to experience a building before it is actually built."

"We have been using virtual reality at all stages of projects for over two years now, and have found that it actually speeds up the design process. Clients are able to grasp the nuances of spaces which were previously difficult to communicate, and it is helping them to make quicker decisions. We are also using it as a design tool to test our designs day to day. So powerful is this technology that we often describe the headsets as 'time machines' that transport you into the future to experience a building before it is actually built."

Another architectural practice, Ackroyd Lowrie, has been developing a visualisation methodology that allows them to test multiple design iterations to get client agreement early on. "The immersive experience that they get allows them to see how the light comes in, how the view out will work, how the space might be occupied and how the spaces relate to each other," says Oliver Lowrie from the firm. "From a purely commercial point of view we find it more profitable to use VR on projects than to not use it as we no longer end up making emergency changes when the client is on-site and realises exactly what they are getting.

"This also works for other members of the project team, and helps different specialists to better understand each other's roles and challenges in turn leading to better teamwork and

collaboration. This will eventually reduce the inevitable on-site clashes that cause huge expense, delay and wastage."

Has AI got a handle on it?

Will this trickle down to architectural ironmongery? Some of the big names are already on board. Allegion has developed products to meet the demand for digital products, such as its electronic locking systems, in particular the Mobile Key, a remote control key consisting of a digital transponder, a PIN code keypad and a smart phone (see also case study). Outside of its products, Allegion uses VR on its website to showcase its Security and Safety Learning Centre using a Google Cardboard headset.

Allgood has produced BIM models for its Modric Washroom range via the NBS National BIM Library and is hoping to produce models in the future for its doorset offer, according to Franz Lorenschitz marketing manager. "To date, there does not appear to be a great demand for ironmongery BIM objects, but I am sure this will develop further in the future as the wider construction industry becomes more digitised in our work methods," he says.

Specialist architectural hardware businesses like John Planck Ltd have been quick to combine traditional skills with 3D technology, mainly to meet the growing demands for bespoke architectural hardware. "It's the second use-case of 3D printing that appeals to the demands of our business," says managing director, Tom Planck. "By developing on-site capabilities we are able to produce 3D rapid prototypes to help clients bring their ideas to life. This approach also allows for testing to take place on-site so we can ensure the product meets exacting standards before sending it to be manufactured by foundries – saving the client time and costs."

In an article the firm produced earlier this year the firm asked if the potential use-cases for 3D printing in combination with blockchain, can help small to medium-sized manufacturing companies improve on efficiency, cost-saving and production



of prototypes without compromising on quality. Quite likely, yes, was the answer it came up with. It said: "Blockchain was originally designed for Bitcoin (a digital currency now in its eighth year). It's a digital filing system (often likened to a ledger) and is immutable, without a central authority. Whilst its application is proven in the cryptocurrency world, its use-potential beyond digital currency is what everyone is talking about.

"One tech firm, Cognizant Technology Solutions is producing titanium cufflinks with a unique ID and digital product memory linked to data stored on the blockchain. It works like this: a designer registers their product design on the blockchain. To protect the design from plagiarism all data is encrypted. The design file uses smart contracts to automatically negotiate pricing, find the nearest and cheapest 3D printer and negotiate all conditions with the customer and the logistics service provider. All these steps are carried out without a middleman. After the order is produced, the blockchain provides a digital product memory, which includes the entire product history – i.e. the materials used in the production or the ownership of the product – enabling cost-saving when it comes to warranty, maintenance or recycling."

Can this concept translate to Ironmongery? Only time will tell but it's easy to see how parallels can be drawn.

"There is an element of denial that it will happen in our industry as quickly as predicted," says Steve Bewick, senior vice president at dormakaba

// The big change that digital delivers is in the supply chain – we will be able to go from concept to delivery, from quotation to specification straight away in the not too distant future."



ACCESS UNDER LOCK AND KEY



Mobile technology has allowed for greater flexibility when it comes to access control options. Traditional methods of individual identification – such as using fobs or key cards, work alongside more modern alternative devices such as smartphones with stand-alone digital locking technologies. All the major names such as Assa Abloy, Codelocks and Allegion, have some form of smart access offer.

Mobile access is probably the most significant technical development within the hotel industry over the past five years. What started as a showcase

solution is now rapidly becoming the norm, as more and more hotels are adopting mobile access technology – and enjoy the benefits that accompany it. Village Hotels has installed fully integrated mobile access solutions into all its existing properties. In its new Portsmouth hotel dormakaba's Saflok Quantum RFID was specified. Combined with the hetras cloud-based property management system, the Bluetooth Low Energy (BLE) capable lock allows guests to check-in online with their mobile device and use it during their stay as their mobile room key.

UK, "but it's naïve to think we will be bypassed by the technology that is affecting every aspect of life. People's value of a product is in the service they receive, not the product. How you commercialise that is tough but we will see it in access control, door safety and fire escape.

"The big change that digital delivers is in the supply chain – we will be able to go from concept to delivery, from quotation to specification straight away in the not too distant future. Large parts of our industry are exposed. There is a real risk outsiders will come in," says Bewick citing Amazon as an example (see box on opposite page).

GEZE UK is also witnessing the impact technology is having on business. "We have always been part of a very technical landscape but technological requirements now are as much about digitisation and system integration as they are about hardware," says Steve Marshall, GEZE UK's service director.

He believes that embracing modern technologies is where the company's future lies. "We have already seen tremendous change in who our customers are and the frameworks in which they operate. We have been responsive to those needs."

You might not have to become a digital platform business but you ignore the impact of digital technology at your peril. You have been warned: remember Kodak? ■



HANDLING SUCCESS

HOPPE in the UK is celebrating its 30 year anniversary this autumn. **Nicky Roger** talks to CEO Ged Ryan about its secrets of success.

HOPPE may be celebrating three decades as a leading manufacturer in the door and window industry but it certainly isn't looking in the rear view mirror. Talking to its CEO, Ged Ryan, the clear message is that the focus is very much on the future. There will be no resting on laurels.

The firm has spent this year carrying out a strategic product review to find out how fit for the future the current offer is. "We carried out the review to understand the products we have in our portfolio, to understand who we sell them to, which ones are growing and which ones are falling, which ones are more profitable, which ones are in

danger of being superseded by new technology in the industry,” explains Ged. “Category by category we have examined where we are, if we are benchmarked the right way by our customers, if they use us in the right way. It’s to make sure the products we have are relevant for the future. Whether that’s new technology, new finishes, or meeting new standards.”

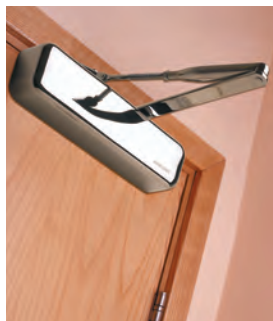
The result is the launch of a whole raft of new products: new hinges, new polished finishes – replacing aluminium polished finishes with brass RESISTER® finishes – and new colours on RESISTER® finishes (a surface treatment used on brass and stainless steel, to provide aesthetic options in line with colour trends without any compromise of performance). “It takes a long time to launch a product: you design it, you prototype it, you manufacture it then you have to have it tested and certified before you can bring it to market,” says Ged explaining why so much research goes into potential new product development.

Entering access

HOPPE also launched an innovative product at this year’s Fensterbau: SecuForte®, a burglar-resistant window handle that can’t be manipulated from the outside at all. As part of its autumn tour to celebrate the anniversary HOPPE will show an interactive display screen of how SecuForte® works.

The launch sits with a new strategic move into access control. “We are taking our first steps from access control into mechatronic. The world is much more electronic and mechatronic, moving away from conventional key locking systems and we are very much exploring that,” says Ged. “We understand it is a very competitive world and there may well be some sort of disruptor who comes along that isn’t a household name we all know in the hardware industry. It might be someone from left field, like one of the home automation companies that allow you to control home appliances remotely for instance, and it’s not too far of a stretch to have

// We look at which trends are affecting the industry every year and how they will evolve into trends we can use in business. Every business has to constantly reinvent itself.”



New products and finishes are part of the HOPPE plan

an app that allows you to lock and secure someone’s home. All those technologies are available it’s just a question of how widely and how quickly they are adopted.” (See p18 for more on the threat of digital disrupters).

Opportunity knocks?

Is that a threat or an opportunity? “It’s both for us and the industry,” Ged says. “We don’t know who will emerge victorious with the winning product or brand. We have to come up with good quality products, good service package and ensure all the things we do are backed up by the right level of advice and recommendation by our staff. So all our contact centre staff

are GAI trained. RegAIs answer the phones so they can explain what’s required, all our external sales team are GAI trained or undergoing it. We think it’s important to offer that level of professionalism especially in a post-Grenfell world.”

Keeping a finger on the pulse and an outward view on the wider world is key to HOPPE success. “We like to look at which trends are affecting the industry each year, at changes in population or demographic and how they evolve into trends we can use in business,” says Ged. “We look at connected industry or industry 4.0, trends like big data or the Internet of Things – we look at how they will affect what we do and how they will be used by our customers. We introduced, for example, smart window handles that react to temperature and automatically vent a room. We want to be ready for trends. We want things in the pipeline – not just aesthetic colour or shape or form, but pure function and what people expect it to do.

“Every business has to constantly reinvent itself. It’s a healthy ratio for business to have a reasonable portion of sales come from new product and development and continue to step forward.”

Role model

Where does Ged look for inspiration? “It’s impossible not to be in awe of Amazon’s logistics models: having a drone deliver within hours is amazing. The business models I admire are the ones that have the ability to deliver what the customer needs exactly when it’s required. More than 90 per cent of our orders are delivered next day.”

So how does HOPPE anticipate customer needs? “We try to stay close to our customers. At least once or twice a year we do interviews and questionnaires to understand what we do well and more importantly where we can improve. Ultimately it comes down to delivering what customers want at the right time – can you deliver to site at 9am when it’s required?”

To be able to meet the demand for next day fulfillment has meant investing heavily in stock. “Our stock level >>>

Proving its mettle: HOPPE manufacturing facilities

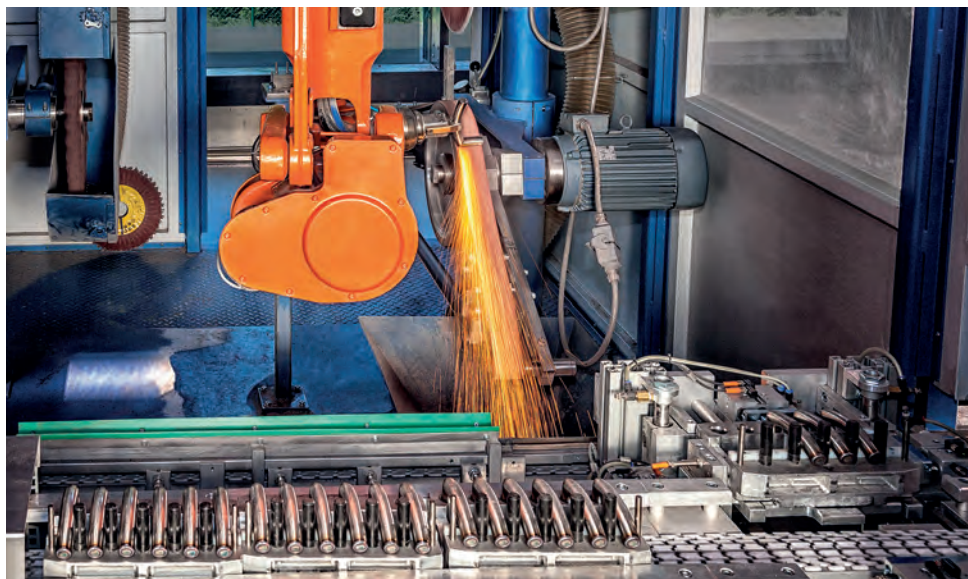
is 25 per cent greater now than when I joined in 2012, so we can give that level of service customers want.

The HOPPE business model benefits from being a family-owned company (the firm was started in Germany in the 1950s and grew rapidly during the post war building boom and is now into its third generation). “The attractive thing about the company is that we don’t look at quarterly or annual thinking – it’s a much more long-term decision-making culture. That’s a lot easier to do if you’re not having to make an announcement to the stock market every quarter. The overarching aim of the company is to increase survivability. As it’s a family-owned business it’s vital to improve it so they can keep passing it on to the next generation in a better situation.”

Challenging times

However, like everyone else in the built environment industry, HOPPE is facing challenges.

“The biggest frustration working in the construction industry is short-term thinking and value engineering. There are enormous pressures on the public purse but that doesn’t mean you should necessarily put the cheapest



“The biggest frustration working in the construction industry is short-term thinking and value engineering.”

possible product in. Most of us strive for best value. If somebody looks at a project and thinks ‘how can I achieve the best long term solution for this product, how it will work from day one and how it will be maintained and how long is its lifespan?’ then we can offer a best value ratio. If people want the rock bottom cheapest price then the products we make aren’t for them: our products are good quality, manufactured in Europe, and meet strict standards. We won’t be the cheapest but we argue we are the best value.

“And we are facing challenging times: the two big ones are the post Grenfell world, how it will shake up the construction industry, and of course Brexit.

“Everybody will be affected. At the moment the principle effect for us is currency. We are at heart a euro-based company: 80 per cent of our turnover is done in the euro zone. There has been a significant effect on currency in the two years since the referendum. There is a huge amount of volatility and the exchange rate is currently at the lowest level for more than a year, with several analysts predicting parity with the euro by next year.”

So the short-term future may have a level of uncertainty but if we meet for HOPPE’s 40th anniversary what will HOPPE look like?

“A larger company, more profitable, still the market leader and have earned that right through innovation and high quality,” says Ged. ■



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GETTING A HANDLE ON HYGIENE

Karen Trigg explains how hardware can help fight germ warfare



Karen Trigg
business
development
manager at Allegion
Left: Nerve agent
made the news
in 2018

// Anti-microbial door hardware ultimately tackles the problem at the source”

Anti-microbial door hardware ultimately tackles the problem at the source, helping to eliminate the issue at the point where it's most likely to snowball.

The science behind the solution

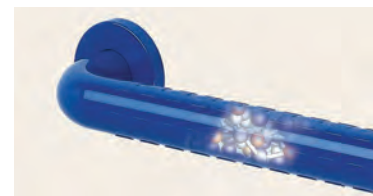
The introduction of door hardware with in-built anti-bacterial protection such as exit devices, door handles and sanitary fittings is helping the healthcare sector in the battle against the spreading of germs and bugs.

Nutrients made available in the environment provide bacteria the materials needed to form new protoplasm, helping them to multiply.

Anti-microbial door hardware solutions use an anti-microbial coating to prevent the multiplication of bacteria. Made using ionic silver (AG+), the coating used on these solutions are specially formulated to inhibit the growth of bacteria by interrupting their cell multiplication.

The ionic silver coatings interact with the bonding sites on the microbe surface. The result being that the silver ions surround bacterial cells, blocking food and slowing the growth of bacteria, mold and mildew.

Alternatively for nylon products, anti-bacterial protection is either incorporated into the scratch-resistant powder ➤➤



Right: Nylon products can incorporate antibacterial protection

Nerve gas transmitted on door handles may have hit the headlines this year but pathogens being spread on handle contact is a real issue in hospitals and healthcare facilities. Hospitals, in particular, need to maintain strict sterile environments to prevent cross contamination.

Contact surfaces in medical and nursing facilities is one of the prime causes of the spread of infection. The weight of importance behind door hardware should hold a firm position at the centre of every medical facility and nursing institution from the point of specification.

Unsurprisingly, door hardware – whether handles or the door

itself – is one of the most common harbourers of harmful bacteria. Touched hundreds of times a day by staff, visitors and patients alike – and encouraged by warm surroundings – bacteria can thrive on door handles, grabrails and other contact surfaces.

Washing hands or using hand sanitiser helps this problem to some extent, but it's not enough to keep the spread of harmful bacteria under complete control.

Micro organisms are known to survive on surfaces like handles for extended periods of time. This can be especially worrying in hospital environments where some patients have immune deficiencies.

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Healthcare environments are where bacteria management is crucial

/// Fitting door hardware with anti-microbial protection can optimise a safer and cleaner environment"

coating or impregnated into the polymer structure of the nylon during manufacture, meaning it cannot be wiped or washed off, and remains active for the lifetime of the product.

Safe and accessible environments

It's clear that healthcare providers have special requirements when creating safe and secure environments for the people that visit or work in their facilities.

Fitting door hardware with anti-microbial protection can optimise a safer and cleaner environment by inhibiting the growth of bacteria on high-touch surface areas, and when antibacterial technology is combined with conventional cleaning methods, it helps to improve standards of hygiene and offers added protection whenever it is used.

Whilst hospitals put particular emphasis on maintaining a clean environment via hand-sanitisers and routinely cleaning, it can be difficult to keep track of the places susceptible to high levels of bacteria build-up.

What's more, when it's something you can't physically see, it can often be mistaken as not being there.

Ultimately, a cleaner and healthier facility is likely to provide added benefits of improved patient outcomes, patient satisfaction and even staff satisfaction and productivity. ■

Karen Trigg is business development manager of Allegion UK.

COPPER TOP

The prestigious Francis Crick Institute medical research facility, incorporated antimicrobial copper door furniture throughout its laboratory and visitor areas last year.

The biomedical research facility aims to discover how and why disease develops in order to find new ways to prevent, diagnose and treat conditions such as cancer, heart disease and stroke, as well as infections and neurodegenerative conditions.

Specified for use within a series of laboratory environments, high traffic areas and washrooms, were antimicrobial copper pull handles and push plates from Allgood's Contego range. Contego is made from a solid copper alloy with the appearance of stainless steel, but the hygienic properties of copper.

Copper is a powerful antimicrobial with rapid, broad-spectrum efficacy against bacteria and viruses, and has been shown to kill disease-causing pathogens, including influenza A, E.coli and norovirus, and even those with antibiotic resistance.

Touch surfaces made from solid antimicrobial copper are used in hygiene-sensitive environments around the world.

For more information on antimicrobial copper, visit www.antimicrobialcopper.org.





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GAI RIBA Approved CPDs

The GAI have created four CPDs which have been approved by the Royal Institute of British Architects. As they are RIBA approved this means that architects will be able to receive double learning points for attending a presentation of this CPD. These CPDs are now available to GAI membership to purchase at a cost of £300 plus VAT each

Ironmongery and accessibility

This looks at legislation and standards including Equality Act, BS 8300:2009 as well as Approved Document M and the equivalents throughout the UK and Ireland. It also looks at BS 8300 compliant specification of product including door closers, automatic door operators, door furniture and hardware as well as access control products and handrail.

Specification of door hardware - an architect's guide.

This is based on the publication of the same name which is available in hard copy or to be downloaded from the GAI website. This Presentation is intended as a guide for architects on what architectural ironmongery is and how the process of correctly specifying these critical items come together.

Ironmongery for fire and escape doors:

This provides guidance for architects and building owners on the correct specification of ironmongery on fire and escape doors as well as the necessity of regular inspection and maintenance on these critical items.

The specifiers guide to access control

This looks at the definition and correct specification of electric locking and access control systems, including online, off line and virtual systems. It also looks at new product innovations.

For further details please contact **technical@gai.org.uk**



HOT TOPIC

With Fire Door Safety Week underway **Douglas Masterson** offers guidance on intumescent protection for ironmongery

Recent events, including the tragedy at Grenfell Tower, have brought an increased focus to the subject of fire doors and intumescent seals. Intumescent protection for ironmongery on fire doors has recently been one of the most requested topics on the GAI Technical Helpline. This article will provide answers to some of our most frequently asked questions on this topic.

Why do we need intumescent fire seals?

In order to meet the performance requirements of a fire test, every fire door assembly these days must be fitted with an intumescent seal. An intumescent material expands under exposure to intense heat. It is designed to fill the normal gap between the door leaf and its frame, blocking off the supply of oxygen in this area to slow down the rate of erosion and charring of the timber.

Does simply adding intumescent seal to a door make it into a fire door?

Definitely not! A fire door must be a fully tested door construction with all the appropriate fire test evidence. Retrofitting intumescent on to a door blank will not automatically make it a fire door.

Where should the fire seals be located?

Wherever possible, the seal should be fitted in the door frame, rather than the door leaf. This is because the door leaf may need to be adjusted when it is being installed to achieve the required fit and clearance gaps. Fitting the seal in the frame means the door can be adjusted without needing to remove and re-fit the seal.

Will a standard intumescent fire seal provide smoke protection?

No. If an additional smoke seal is not installed then a large amount of smoke will pass through the perimeter door gaps. The conventional door stop on a fire door is inadequate as a smoke barrier. A threshold seal should also be considered on a fire and smoke door if there is a gap of more than 3mm at the threshold. (This is a recommendation of BS 9999 and BS 8214).

Can I substitute a different intumescent material to that which has been fire tested?

Put simply, no. Because there are different activation temperatures and different pressures and degrees of expansion, you should only use the same type of material as that which was tested. Using a different seal could have serious consequences on the door's fire performance. For example, if the wrong seal is used down the meeting stiles of a pair of doors it can expand with such force that the door leaves can be pushed open. That said, intumescent seals in third party accredited schemes (such as Certifire) are warranted for fire doors of certain types and dimensions. From this data, you could identify seals from different manufacturers which would be suitable for a specific application. Using this method, the seal you select should support the door's fire performance.

// In order to meet the performance requirements of a fire test, every fire door assembly these days must be fitted with an intumescent seal."

Do all intumescent materials activate at the same temperature?

No. There are three types of intumescent material which are used as door seals; Exfoliating Graphite, Mono-ammonium Phosphate and Hydrated Sodium Silicate. These all activate at different temperatures, therefore only the same material that was used in the actual fire test should be fitted. The intumescent activating too early or too late is likely to compromise the test evidence for the fire door.

Which products on a fire door will need to have additional intumescent protection?

The essential ironmongery often needs to have additional intumescent protection. This means hinges, lockcases and concealed self-closing devices which are all critical to the operation of a fire door, especially under fire exposure. Intumescent pads can protect hinge positions and various thicknesses are available e.g. 0.5 mm, 1 mm and 2 mm, all of which will offer protection to a greater or lesser degree. Likewise, mortise lockcases and strikes, and concealed self-closing devices often need to be protected by intumescent gaskets of the correct material and dimension.

Do I always need intumescent protection for these areas?

This is one of the most frequently asked questions with regards to intumescent protection and the answer is – not always. There are occasions when a door assembly will pass a fire test without using additional intumescent protection. It is therefore vital that the test evidence is checked with the door manufacturer. It is also essential

that when supplying intumescent pads or gaskets, that the same material and thickness of intumescent as that tested on a fire door is used.

How do you find out what size and type of intumescent seal should be supplied for a fire door blank?

You must find out from the door blank manufacturer or the test evidence/door data sheet what size and type of intumescent seal was used for the fire test. Supplying anything else will nullify the test evidence, and quite possibly the fire door's performance, unless the substitution has been authorised by a qualified expert, e.g. UKAS approved test house.

What are the factors which should be considered when choosing a specific type or size of intumescent strip for a fire and smoke door?

- The fire resistance required (e.g. half or one hour)
- The type of door (e.g. single or double-leaf)
- The meeting stile detail if pairs of doors are involved. Plain meeting stile seals are fitted differently from those for rebated meeting stiles.

What should I specifically look out for regarding intumescent materials?

- Performance claims for intumescent material should be carefully checked.
- Valid documentary evidence must underpin any recommendation
- Is the material offered as described on the test document – it might look similar but is it the same?
- Are the tests/assessments in date? (Test and assessments have time limits on their validity. These are recorded on the documents).

I also require acoustic as well as fire and smoke protection on a door assembly. Is this possible?

Yes, this is a common occurrence as the majority of acoustic doors will also be required to act as fire and smoke doors. Note, however that conventional brush style smoke seal is not suitable for acoustic doors whereas a fin seal will perform in this application.



The GAI/DHF Code of Practice

Can you paint over fire and smoke seals?

Over-painting of intumescent seals would not compromise performance in a fire situation. However, the flexible elements of smoke seals should not be painted over as this will certainly compromise smoke containment performance. If the smoke seal part of the seal has already been painted over, it should be replaced immediately.

Where can I obtain further information?

The GAI/DHF Code of Practice for hardware for fire and escape doors contains more detail on this and other related subjects and can be downloaded from www.firecode.org.uk. The GAI technical helpline on technical@gai.org.uk is also available to GAI members. There are also a number of manufacturers and suppliers of intumescent material who are GAI member companies and can also be contacted for further advice. ■

STANDARDS AND REGULATIONS FOR FIRE AND SMOKE CONTAINMENT

Some of the most relevant standards and regulations throughout the UK and Ireland:

- Approved Document B (England and Wales)
- Technical Booklet E (Northern Ireland)
- Technical Handbook Section 2 (Scotland)
- Technical Guidance Document B (Republic of Ireland)
- Regulatory Reform (Fire Safety) Order 2005 (England and Wales)
- BS 476-31.1: 1983: Methods for measuring smoke penetration through doorset and shutter assemblies
- BS 476-22: 1987: Methods for determination of the fire resistance of non-loadbearing elements of construction

- BS EN 1634-1: 2014+A1:2018: Fire resistance and smoke control tests for door, shutter and, openable window assemblies and elements of building hardware. Fire resistance tests for doors, shutters and openable window
- BS EN 1634-3: 2004: Fire resistance and smoke control tests for door and shutter assemblies, openable windows and elements of building hardware. Smoke control test for door and shutter assemblies
- BS 8214: 2016: Code of practice for timber-based fire door assemblies
- BS 9999: 2017: Code of practice for fire safety in the design, management and use of buildings

NEW PRODUCTS »



DORMAKABA CHOSEN BY SMART TO LAUNCH SMART WALL AUTO SLIDE DOOR

dormakaba has partnered with Smart Architectural Aluminium to aid in the development of a PAS 24 Tested Automatic Sliding Door system.

Smart Architectural Aluminium has introduced a PAS 24 option to its auto-slide Smart Wall door system, featuring standard and fire escape door variants. The new auto-slide door is the first in the UK to be fully tested to the latest PAS 24 standards. Representing the latest security upgrade to Smart's established Smart Wall system, the new auto-slide door provides architects, designers and facilities

managers with even more flexibility when working on both new build and refurbishment projects.

In developing the new door, Smart Architectural Aluminium worked with dormakaba's ES200 operator to develop a sliding door system that would provide a robust solution ideal for high traffic environments and emergency exits.

www.dormakaba.co.uk

CROFT LAUNCHES DÉCOR COLLECTION

Croft is offering six new uniquely intricate and exciting Rim Lock Designs. The Décor Collection includes Aztec, Herringbone, Emanate, Botanica, Nouveau and Byzantine 6" Rim Locks inspired from ancient Aztec & Mesoamerican style and iconography through to Art Deco glamour.

Using a blend of modern design and manufacturing methods, together with skilled craftsmanship, all six new designs are also available in 6" Thumb Turn Bathroom Latch and 5" Rim Latch.

www.thequalitylock.co.uk/wp-content/uploads/2018/05/Decor-Rim-Lock-PDF.pdf



ALLGOOD EXTENDS ITS ANSI PRODUCT RANGE

Allgood has extended its ANSI product offering, ensuring its door hardware products are manufactured in accordance with the stringent American national standards.

The Allgood ANSI range incorporates the necessary UL Listed products for fire rated assemblies. This includes compliance to NFPA 80, NFPA 252 and UL 10C for swing doors. Functionality of products also

allows specifications to be in compliance with NFPA 101 Life Safety.

Incorporating products from Allgood's leading tactile door hardware ranges, such as Modric, Sembla and Contego, the ANSI offering provides a full door hardware solution available in fully coordinated high quality finishes.

The ANSI product range is showcased in a new wallchart that folds into an A4 document. Download the new wallchart at:

www.allgood.co.uk



LORIENT LAUNCHES NEW FLUSH BOLT + DROP SEAL

LAS9010 is a new slimline flush bolt designed to integrate with Lorient's most popular drop seal – LAS8001 si. The flush bolt is a security device to be used on pairs of doors to secure the inactive leaf. It is activated by a discreet lever, that drops the bolt into a sleek keep in the floor. Specifically designed for use with the rebated high-performance drop seal, together they provide a system combining security, with acoustic, smoke and energy containment at the bottom of the door.

UK designed and manufactured, the flush bolt can be teamed with any length of LAS8001 si drop seal – with the ability to cut to size. It does not penetrate the drop seal gasket and no adaptor kits are required. A matching variant for the top of the door is also available.

www.lorientuk.com



Access rights can be tailored to meet individual requirements, so permissions are only granted for the specific time and date needed.

The company has also given its door closers a new appearance.

The new design extends across ASSA ABLOY's range including rack and pinion, as well as the higher specification cam door closers, which includes features such as Cam-Motion® technology, enabling smooth and secure door opening and closing.

Products from the ASSA ABLOY door closer range meet the requirements of the recently updated BS 8300 standard for low opening forces, are CE-marked and comply with relevant fire regulations.

www.assaabloy.co.uk/cliqconnect,
www.assaabloy.co.uk/doorclosers.

ACCESS APP LAUNCH PLUS DOOR CLOSERS GET A NEW LOOK

ASSA ABLOY Security Solutions has launched its new CLIQ® Connect app, allowing facility managers to control the security permissions of a mobile workforce from their smartphone.

Facility managers can update, amend, revoke or renew access rights remotely from the CLIQ® Web Manager software and the latest Bluetooth® technology paired with a mobile phone. Mobile workers then open the CLIQ® Connect App for the updated access permissions to be instantly transferred to their programmable CLIQ® key via Bluetooth®.

ASSA ABLOY LAUNCHES BIM SPECIFICATION SOFTWARE IN THE MIDDLE EAST

ASSA ABLOY Security Solutions has launched its BIM-enabled product specification tool ASSA ABLOY OPENINGS STUDIO™ in the Middle East.

Already a success in Europe and USA with architects, designers and specifiers OPENINGS STUDIO™ enables:

- Product information and performance data to comply with budgets, building regulations, project requirements and environmental assessment schemes
- Informative 3D views of door solutions and associated hardware
- Data in multiple formats for quick integration in native BIM environments and easy collaboration with other stakeholders
- Frequent updates to incorporate new products and technology, ensuring state-of-the-art functionality and design

Architects and specifiers can get more information, book a demo or receive a personal appointment to OPENINGS STUDIO™ by submitting their request on the company website.

The OPENINGS STUDIO™ page also features a video about the benefits of the tool.

www.middleeast.assaabloy.com/openings-studio



GLASS SLIDING DOORS FROM CARLISLE BRASS

Carlisle Brass, has launched a new range of sliding door systems designed to create more space and light in domestic homes.

British homes are following European design trends for open plan living and a need for flexible spaces. The new sliding door systems, require no need for any building work, and can be installed in virtually any house or flat.

The sliding door system allows doors to glide across a wall,

which means no loss of space taken up by a standard opening door – the average internal door in the UK needs around 36 inches of clearance. The glass, which can be decorated or plain, allows light to flow through the room.

The launch of the doors follows the extension of the Carlisle Brass range to more than 30 European design products.

The enhanced ranges are door handles, escutcheons, thumbturns and cabinet hardware.

www.carlislebrass.com/new-sliding-door-systems



CONCRETE PLANS

3D printed housing is moving beyond prototypes into rentable properties

Eindhoven University of Technology has announced plans to 3D print a series of concrete houses that will be made available to rent.

In what is being described as a world first, the Dutch university is set to build five 3D-printed houses over the next five years, which will all become rental properties.

Although several 3D printed houses have been produced in recent years, including a concrete prototype unveiled at Milan Design Week this year, the University claims this is the world's first commercial housing project based on 3D-concrete printing. The houses will all be occupied, they will meet all

modern comfort requirements, and they will be purchased and let out by a real estate company.

The first house, expected to complete in 2019, will be a single-storey, three-bedroom bungalow. This will be followed by four multi-level homes.

The residences will be produced one by one, to allow the team to learn from each build. To start with, elements will be printed at the university, but the aim is to eventually move all construction to the building site.

Visuals created by Houben & Van Mierlo Architecten show properties that feature curved concrete walls, balcony recesses, and deep-set windows and doors. ■



CLS Architetti and Arup used a portable robot to 3D print a prototype concrete house in April



ENROLMENT IS NOW OPEN

Register for the GAI Education Programme today and give yourself more time to study.

We are the only trade body in the UK that represents the interests of the architectural ironmongery (AI) industry. We are internationally recognised and respected as the authority on architectural ironmongery, following British and European Standards and Legislation. From ironmongers to wholesalers and manufacturers, we're committed to supporting you.

OUR COURSES RANGE FROM:

Foundation in Hardware

Learning the basics in architectural ironmongery.

Certificate in Architectural Hardware

A comprehensive two stage course with subjects such as product knowledge, fixings and scheduling.

GAI Diploma

Building on your skills from Stage 1 & 2 and developing your application and scheduling skills.

“

The GAI education programme is not just for a particular age, a specific job role or for one type of business. We want our education programme to be inclusive, learners can complete the course at any time in their career. There's always the opportunity to gain new knowledge.

David Stacey

Product Sales Director UK & Ireland, dormakaba

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To view the full prospectus visit www.gai.org.uk/prospectus or contact us on

t: +44 (0)20 7033 2480

e: education@gai.org.uk



Your access to certification

At dormakaba we strive to make our product documentation open and accessible.

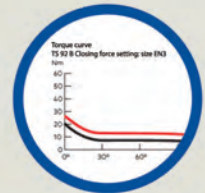
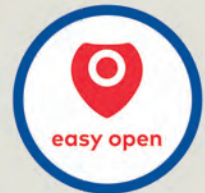
Fire doors need compliant door hardware and ironmongery to maintain fire safety integrity.

- ✓ **Declaration of Performance (DoP)**
- ✓ **CE test certificate**
- ✓ **Independent CERTIFIRE fire test certificate**
- ✓ **Opening force torque curve**

Find test evidence and certification for all dormakaba fire door closers and ironmongery at:
www.dormakaba.co.uk/certifications



Fire Door Closer Checklist



dormakaba UK & Ireland

T + 44 (0) 1462 477 600
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www.dormakaba.co.uk

