

The Equality Act (previously known as the Disability Discrimination Act) is a set of laws and measures that aim to end the discrimination that many people with disabilities face.



Part 3 of the original Act which came into force on 1st October 2004 relates to the built environment and places duty upon service providers to make reasonable adjustments to the physical features of their premises to overcome physical barriers to access. It applies to all those who provide services to the public irrespective of their size.

Regulations define the term "physical features" to include anything on the premises arising from the building's design or construction, or from an approach to, exit from or access to such a building:

Fixtures, fittings, furnishings, equipment or materials and any other physical element or quality of land on the premises. All of these are covered whether temporary or permanent.

Those who are commissioning new buildings or adaptations to existing buildings are well advised to consider the implications of the Equality Act, in terms of their ability to employ or offer goods and services to all people on an equal basis.

Automatic Doors

Automatic doors are the ideal solution to access into and around a building. They provide a means of opening and closing doors without the need for physical effort.

For many people who lack physical ability or who are encumbered by, for example shopping or pushchairs, heavy manual doors can be a barrier to access. Automatic doors can remove that barrier.

The range of automatic doors available is wide. In this guide we aim to give you an overview of some of the most popular.

All DORMA automatic doors have a comprehensive safety system and are fitted to BS 7036 as standard, by our fully trained engineers.

Safety sensors ensure that the doors cannot open or close if there is an obstruction in the way.

All DORMA automatic doors are fitted with signage to identify that they are automated, in compliance with BS 7036, and large areas of glass have clear, visible manifestations.

All DORMA automatic door operators are/can be fitted with a fail safe system that automatically opens or closes the door in the event of a power failure; this can be linked to the fire alarm or smoke detector. Doors and side screens can also be fitted with a break-out facility to enable them to be pushed out manually to allow emergency escape.

Automatic Sliding Doors

The DORMA ES range of automatic sliding doors are an excellent access solution and are ideal in areas with heavy traffic. There are a range of automatic sliding doors available for use internally and externally, single or bi-parting doors, telescopic and curved, in a range of finishes.

Automatic Swing Doors

DORMA ED 100A / ED250A automatic swing door operators are perfect for new doors or retro fitting to existing doors. Ideal for internal or external applications, the ED 100A / ED250A is a powerful unit providing functional reliability even under heavy usage.

Low Energy Swing Doors

The DORMA ED 100LE / ED 1250LE Low energy swing door operator is the ideal solution in areas of low traffic or where the normal manual operation of the door needs to be retained with only occasional assistance to those who need it. The ED 100LE / ED 1250LE also has the option of "power assist" which monitors the initial manual opening speed of the door and can determine whether the door user needs assistance. The ED 100LE / ED 1250LE does not require additional safety equipment to operate safely, and thereby offers inexpensive assisted access to both existing and new doors.

Accessible Toilets

The ED100LE / ED250LE Low energy door operator is especially suited for use on accessible toilets making the doors very easy to open. Complete accessible toilet door packages are available, with either a fully automatic door operator or the low energy door operator, depending on the application.

Automatic Folding Doors

The FFT complete door system is an automatic sliding door that folds to give a wider opening width where space is restricted. Ideal for installation in existing door openings, across corridors or in limited spaces where it would be difficult to fit other types of automatic doors. There is no need for a floor track in internal applications which allows for unbroken floor finishes.

Revolving Doors

Revolving doors of all sizes can be automated. However, some disabled people may not have the confidence to use them. Where revolving doors are installed pass doors, preferably with a low energy swing door operator, should be provided.

Shop Fronts

DORMA HSW sliding glass wall system is the perfect solution when considering access into shops as it allows the barrier to be removed completely. The glass panels can be slid away at will and stacked at the side, either manually or automatically at the touch of a button. The panels are ceiling mounted, so there are no floor channels or guides, no obstacles to trip over and no dirt traps.

Manual Door Closers

Door closer mechanisms play a major role in keeping manual door opening forces to a minimum. BS8300:2001, Amendment No.1 and Approved Document M require a maximum opening force for manual doors fitted with a closer of "30N from 0° (door closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle".

DORMA have a wide choice of overhead and concealed door closers which comply with these opening force requirements on a range of door sizes. Where doors can be held-open, thus completely removing the barrier, DORMA closers are also available with both electro-magnetic hold-open and separate magnets. These enable doors to be held-open during normal everyday use, however, in the event of a fire, or fault in the power supply, the door is released and closed securely.

Fire Safety Order

The Regulatory Reform (Fire Safety) Order 2005 states that the "Responsible Person" for the building MUST complete their own risk assessment for the fire safety of the building and put in place any measures resulting from the risk assessment. Failure to do so could result in a fine or imprisonment (or both) and would invalidate any building insurance.

What do I get with a DORMA FSO maintenance contract?

- DORMA will visit your premises twice a year to check & maintain all of the doors on your site(s) including automatic, manual & industrial doors to ensure they are in good working order
- In addition DORMA will check the integrity of all your fire doors & ensure that all panic devices work correctly on escape doors & report on any problems which should form part of your risk assessment
- Any remedial work will be advised & completed upon authorisation by yourself
- DORMA will also advise you on how to complete the daily & weekly checks for this equipment that should also form part of your risk assessment

...but most of all we will give you peace of mind.

