



**Expert commentary**

**BS 7273-4:2015+A1:2021** - *Code of practice for the operation of fire protection measures — Part 4: Actuation of release mechanisms for doors*

Colin S. Todd MBE, Managing Director, C.S. Todd & Associates Ltd

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### Summary of pages

This document comprises a front cover, and inside front cover, pages i to ii, pages 1 to 5, an inside back cover and a back cover.

## 1 Overview

BS 7273-4 provides recommendations for the design, installation, commissioning and maintenance of electronic arrangements for the actuation of door release mechanisms that release held-open, self-closing fire doors; unlock electronically locked doors; or cause powered sliding doors to open. The code of practice was first published in 2007 and was revised in 2015.

Amendment 1 to the 2015 version was published in 2021. The purpose of the amendment, which is not substantial, was as follows:

- to draw attention, by means of informative text (outside the scope of BS 7273-4), to good practice in relation to electronic locking of main entrance doors to blocks of flats, though acknowledging that the good practice in question is not required by legislation;
- to note the publication of BS 7273-6 in 2019;
- to acknowledge (by means of informative text) that, in some care homes and supported housing, electronic locking of doors on means of escape is normally acceptable;
- to introduce a relaxation, applicable to certain mental health units, certain care homes and similar premises (such as supported housing), from the recommendation that manual release controls for electronically secured doors should conform to the requirements of BS EN 54-11 for Type A (single action) manual call points (in relation to the method of operation);
- to introduce a relaxation, in the case of certain care homes and supported housing, from the recommendation that manual release controls on electronically secured doors on means of escape should be fixed at 1.2 m above floor level;
- to introduce a new recommendation that manual release controls for electronically secured doors on means of escape should be tested on a weekly basis;
- to emphasize the need for fire alarm system maintenance contractors to draw the attention of users to any situation in which the interface between a fire detection and fire alarm system and a door release mechanism comprises a relay in a sounder circuit. This is because that practice is deprecated in BS 7273-4;
- to include a new recommendation that the interface between a fire detection and fire alarm system and hold-open devices on flat entrance doors in buildings containing flats should conform to the recommendations of BS 7273-4 for Critical (Category A) actuation. This means that the hold-open devices will release the doors (so that they automatically self-close under the action of a self-closing device) in the event of any fault condition on the fire detection and fire alarm system (as well as, obviously, in the event of a fire alarm signal); and
- to acknowledge that, on the basis of a risk assessment, in some care homes and mental health units, it might be acceptable to relax the recommendation of BS 7273-4 that the interface between a fire detection and fire alarm system and electronically locked doors on means of escape should be Critical (Category A). This is to preclude a situation in which a minor fault in the fire detection and fire alarm system causes the electronically secured doors to release.