



S<sub>2</sub> Partnership Ltd  
Intelligent Risk Management

# Advice Note

## A Guide to Carrying out Routine Fire Door Checks

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Fire doors are an essential safety feature of any building where people live, work or visit. They fulfil this role by maintaining compartmentation of buildings, enabling secure passage for occupants to reach ultimate safety via protected escape routes, such as corridors, lobbies and stairways, whilst maintaining fire resistance and limiting the spread of smoke.

The locations and ratings for fire doors as a means of escape are stated in relevant guidance under Building Regulations in the UK and applicable standards, such as BS 9991 and BS 9999, founded on risk-based design considerations. For more complex buildings, designs may be based on fire safety engineering methods, using procedures defined in [BS 7974](#).

Fire performance of a door is tested in accordance with either BS 476-22 or BS EN 1634-1 and marked accordingly. When tested to the BS 476-22 standard, such doors are marked by the prefix 'FD', followed by its minutes-based resistance rating. A door with 30 minutes fire-resistance, therefore, is marked 'FD 30'. When tested to BS EN 1634-1 standard and classified in accordance with BS EN 13501-2, doors are identified by the prefix 'E' followed by the integrity rating expressed in minutes, e.g. 'E 60'.



### Fire Door Markings

Fire doors should always be clearly marked with their declared fire resistance. This is usually done immediately after manufacture or inspection, or prior to dispatch. Further information on fire door markings are detailed the BSI Standards Publication: BS 8214:2016.

### Regulatory Reform (Fire Safety) Order 2005 (RRFSO)

Under the [RRFSO](#), the 'Responsible Person' (i.e. the person having control of the building, or a degree of control) is required to carry out an assessment of the risk from fire and then take steps to reduce or remove that risk. This is accomplished by the completion of a fire risk assessment (which is reviewed regularly and revised, as necessary, moving forwards), along with ensuring that an efficient and effective recording system is in place. This provides documentary evidence that regular checks are made on fire prevention assets, such as fire alarms and fire resisting doors and that employees in the building have been provided with adequate fire safety training.

### Fire Door Maintenance

Fire Doors are generally required to provide a comparable level of fire resistance as building elements such as walls and floors, and are evaluated under the same stringent tests and procedures (BS 8214:2016 'Timber-based fire door assemblies - Code of practice').

Due to being positioned in areas of heavy footfall (e.g. corridors and stairwells), fire doors are susceptible to damage, and excessive wear and tear. This usually results in either damage to the leaf or the components making up the door assembly, wear in the door hardware, or a reduction in the performance of fixings, causing the door to fail to self-close, leading to a breach of the fire barrier.

Therefore, regular risk-based inspection and maintenance is vital to uphold the necessary fire resistance of the door set.

### Fire Door Inspection

Regular fire door inspection and maintenance (undertaken by a competent person) is essential to ensure regulatory compliance and occupant safety. An inspection should cover any damage (superficial and structural), or deformation to all door assembly elements, including door leaves, frames, hardware, glazing or seals. All damage and defects should be recorded against the relevant door, along with a suggested repair and when it will be carried out.



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### How can we help?

For further advice or guidance on fire regulation issues, [contact our specialist fire safety team](#). The S<sub>2</sub> Partnership has a dedicated team of fire safety experts, providing fire door surveys, which are completed by fire safety experts who not only comment on the condition and suitability of a fire door, but can also provide context and risk ratings based upon the implications of any failures of doors on the general fire safety of a building. In addition, we deliver fire risk assessments, training, guidance and fire safety management systems to a range of organisations to meet legal obligations. The S<sub>2</sub> Partnership works with clients to develop robust fire safety solutions, providing the right support to each individual organisation to protect lives, buildings and businesses. For further information, [contact us](#).



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