

FIRE DOORS

Frequently Asked Questions



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What are fire doors and why do they matter?

Fire doors are mandatory in commercial, public, and residential blocks of flats to comply with relevant safety regulations.

Fire doors are specially engineered, certified doors designed to impede the spread of fire and smoke for a set time within buildings.

They are a key part of compartmentation, which divides a building into manageable, contained areas.

They ensure stairwells and corridors remain clear of smoke and fire, allowing safe passage during evacuation.

THE FIRE SAFETY ACT 2021

Following the introduction of new fire safety legislation, the Fire Safety Act brings about a significant change in how it impacts flat entrance doors. It extends the Regulatory Reform (Fire Safety) Order to include these doors as part of 'non-domestic premises'.

Communal elements of the building, walkways, hallways, and staircases leading to domestic dwellings are also 'non-domestic premises.'

Making fire door inspections a legal requirement in the UK for most non-domestic and multi-occupied residential buildings.

How often should fire doors be inspected?

The frequency of fire door inspections will depend on several factors, including the type of building, occupancy, and the level of risk associated with it.

Different types of fire doors may also have different inspection requirements based on their location and use.

The general guideline from the Fire Safety (England) Regulations 2022 on how often different types of fire doors should be inspected in the UK is:

COMMUNAL DOORS

All fire doors in common or communal areas must be checked **every three months.**

FLAT ENTRANCE DOORS

All flat entrance doors into common or communal areas, including self-closing doors, must be checked **annually.**

What if access to inspect the flat entrance door is not provided?

If a resident fails to provide access for this inspection, it creates a serious health and safety risk, as fire doors are critical for preventing the spread of smoke and fire into communal escape routes.

While a resident has a right to "quiet enjoyment," they must not unreasonably refuse access for mandatory safety checks.

If access is persistently denied this can lead to enforcement action being taken or application for a court order being made.

PERSISTENT DENIAL OF ACCESS

If access is persistently denied, this can lead to enforcement action being taken or application for a court order being made.



Who is responsible for the flat entrance door?

Your lease should tell you if you own a fire door and whether it is your responsibility to maintain and repair it.

If you own the entrance door to your flat it is your responsibility to repair and maintain it, including fixing any fire safety defects.

If you own the fire door, you will have to pay for any necessary replacement or upgrade.

If the freeholder owns and is responsible for the door, then you and the other leaseholders will usually have to pay the cost of any repairs through the Service Charge.

DON'T HAVE YOUR LEASE?

HM Land
Registry



If you do not have a copy of your Lease to hand, you can purchase a copy online from HM Land Registry.

[gov.uk/government/organisations/land-registry](https://www.gov.uk/government/organisations/land-registry)

What are the specifications of a fire door?



What happens during a fire door inspection?

Inspecting a fire door means thoroughly assessing its condition to identify anything that may compromise its performance.

This assessment must be carried out by a certified specialist, in accordance with a detailed, structured process.

A typical fire door inspection will usually cover the following points:

- 1 Is the door a fire door, and of an appropriate rating?
- 2 Has the door been damaged or breached in anyway?
- 3 Is a suitable self-closing device fitted?
- 4 Does it shut fully into frame from every angle?
- 5 Are hinges correct in type and number?
- 6 Are suitable smoke seals/intumescent strips fitted?
- 7 Are all door furnishings (letter box etc.) adequately fire resistant?
- 8 Is any glazing fitted within the door of an adequate level of fire resistance?
- 9 Is the frame of the door of an adequate level of fire resistance?
- 10 Does the door meet relevant standards?

What if my fire door fails an inspection?

If a fire door fails an inspection, you must act immediately.

You must address the deficiencies by reviewing the report, hiring a competent, accredited professional to undertake repairs, and organise a follow-up inspection to ensure compliance.

Here are the steps you need to take after a fire door failure:

1. REVIEW THE INSPECTION REPORT

Understand the specific reasons for failure. Your Fire Door Inspection Report will detail every breach, such as excessive gaps, faulty closers, or damaged seals.

2. ENGAGE QUALIFIED PROFESSIONALS

You must use a competent contractor to carry out repairs. It is highly recommended to use installers certified by schemes such as FIRAS, BM TRADA, or BWF Certifire to guarantee compliant work.

3. DETERMINE THE SCOPE OF WORK

MINOR REMEDIAL WORKS

Many failures can be fixed by replacing components like intumescent strips, smoke seals, hinges, or door closers, or by adjusting the door's alignment.

MAJOR REMEDIAL WORKS

If the door core is damaged, warped, or has unauthorised alterations, you may need to replace the entire door leaf or the complete door set (door and frame).

In the event the professional contractor determines the door needs to be replaced, you must contact Gateway to discuss the replacement before acting. Apartment door replacements are subject to Building Control approval.

What if my fire door fails an inspection?

4. REPLACE COMPONENTS CORRECTLY

Replace damaged intumescent seals, fix door closers, and adjust or replace hinges to ensure the door closes securely into the frame.

5. RECORD KEEPING

Keep a detailed, logged record of the inspection findings, the remedial works carried out.

6. SUPPLYING INFORMATION

Once the remedial works been completed, information must be provided to Gateway to evidence what remedial work has taken place. This can be in the form of a report, invoice, or work sheet from the contractor.

7. BOOK A FOLLOW UP

Schedule a new, post-repair inspection to verify the door now meets all safety regulations. Our Facilities Team will be on site quarterly to inspect the communal fire doors of your block and can conduct your re-inspection during their visit. The post-repair inspection is free of charge.

Contacting us

Should you have any queries regarding the contents of this document, please get in touch with our Customer Services Department using the contact details below.

They will be delighted to assist you.

Customer Services Department

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Gateway