

CLIENT FACT SHEET 4 FIRE DOORS

INTRODUCTION

The purpose of this fact sheet is to give an overview of new requirements for management of fire doors.

ORIGINS

[The Fire Safety \(England\) Regulations 2022](#)
[Building Safety Act 2022](#)

FURTHER INFORMATION

[Rendall & Rittner
Broadcast Video](#)

[Regulatory Reform \(Fire
Safety\) Order 2005](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 18.04.2023

REQUIREMENTS

The Fire Safety (England) Regulations 2022 place new requirements on the Responsible Person (RP), defined under the Regulatory Reform (Fire Safety) Order 2005 (FSO).

The requirements do not apply within individual flats, other than in respect of measures installed within flats for safety of other residents, for example sprinklers.

Duties of the Responsible Person Applicable to All Residential Buildings

Fire safety instructions must be provided to all residents and information must include information on fire doors, particularly flat front doors and the part they play in containing a fire.

All fire doors must be under a schedule of maintenance to ensure they capable of providing adequate protection.

Duties of the Responsible Person to all Residential Buildings over 11m in Height

All fire doors in communal areas must be checked at least every three months. These include riser shafts and electrical storage cupboards where the doors are fire doors. The checks do not require a specialist to undertake them and are a recorded visual check to consider:

- Any alterations or damage to the door, the door opening
- Any gaps around the frame
- That seals and hinges appear fitted correctly
- The door shuts inside the whole frame properly
- The door closes operates properly

If there are any issues identified, a specialist may need to be engaged to verify or undertake repairs.

BUILDINGS IN SCOPE

There are elements of these regulations that apply to all residential buildings. Other requirements apply to all buildings over 11m.

KEY DATES

The regulations came into force on 23rd January 2023.