

GWD CONTRACTORS

PROPERTY MAINTENANCE SPECIALISTS

46 Chislehurst Road, Chislehurst, Kent, BR7 5LD
info@gwdcontractors.co.uk • www.gwdcontractors.co.uk
Tel: 0203 519 1100 • Tel: 0800 310 2049

FIRE DOOR COMPLIANCE | FAQs

*This guide is intended to help homeowners, landlords and property managers **better understand what is required** when it comes to the compliance of fire doors. We recognise that the regulatory environment in this area is complex and this guide is designed to help readers to **identify the actions they should take to achieve compliance and implement them.***

What constitutes a fire door?

This depends on both the characteristics of your building and its individual fire strategy. Fire doors exist most commonly in blocks of flats (both purpose-built and converted), commercial buildings and premises that are open to the public. These categories of buildings are required to have a current Fire Risk Assessment (FRA) that will usually determine the most suitable fire strategy for that building and identify the standard that individual doors should meet.

Who is responsible for ensuring my fire door meets the applicable standard?

Generally speaking, the owner of a fire door is ultimately responsible for ensuring its ongoing suitability with respect to fire safety. Sometimes this responsibility is delegated to another person or body, for example from leaseholder to managing agent, but this is unique to each individual set of circumstances. You should carefully check your tenancy, lease or other relevant documentation to be sure of what is required of you.

How do I ensure my fire door is compliant?

This depends on a wide range of factors, including but not limited to the type of building, its fire strategy, the location of the door and its required fire resistance characteristics. The FRA for the building should identify the required level of fire resistance for each door. A [Fire Door Inspection](#) will allow you to understand whether a fire door meets its required fire resistance and, if not, what is required to rectify and faults.

Can I retrofit my door to meet the relevant standard?

Potentially, yes. However, every door set is different and the only way to know if this is possible is to have a Fire Door Inspection completed by a suitably qualified person. Our FDIS Certificated Fire Door Inspectors can help. Depending on your circumstances, this costs as little as £25 excl VAT per door set. [Email us](#) for more details or simply [book a call back](#).

Shouldn't I rely on a Fire Risk Assessment to tell me what I need to do?

Not always. FRAs typically identify a fire strategy for a building which in turn dictates which doors constitute fire doors and what level of fire resistance they should present. A [Fire Door Inspection](#), completed by an FDIS Certificated Fire Door Inspection or similar, is the most effective way of establishing whether a door meets its prescribed fire resistance.

How often do I need to have my fire door inspected?

The responsible person should determine a suitable frequency for the inspection of their fire doors. This should account for individual circumstances, such how frequently a door is used. We recommend twice annual Fire Door Inspections.

What records should I keep?

It is good practice for every building to have a fire door register, however, few do. Having a fire door register brings peace of mind that every fire door within your building is identified, suitably maintained and that faults are dealt with and documented effectively. Where fire doors occur in small numbers, it is good practice to keep a record of routine [Fire Door Inspections](#) and hardware data sheets that adequately describe all components present.



Company Number: 06052868 | VAT Registered Number: 899375738