

Fire Door Inspections



1. Introduction

- 1.1 Fire resisting doors are one of the most important measures to safeguard the means of escape from fire. Fire doors are often the first line of defence in a fire and the correct specification, maintenance and management can significantly influence the outcomes should a fire start in a building. As with all fire safety measures, fire doors need to be kept in good working order and in good repair.
- 1.2 However, fire doors remain a significant area of neglect, often the first thing to be mismanaged throughout their service life, propped open, damaged, and badly maintained. This makes fire door breaches one of the most common areas for enforcement action under the Regulatory Reform (Fire Safety) Order 2005 and Fire Safety Act 2021 in England and Wales; the Fire (Scotland) Act 2005; and/or Fire Safety Regulations (Northern Ireland) 2010. The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to:
 - undertake quarterly checks of all fire doors (including self-closing devices) in the common parts;
 - undertake - on a best endeavour basis - annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

The regulations also require responsible persons to provide to residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety.

The checks required under the regulations do not replace the existing duty under the Fire Safety Order for the responsible person to put in place general fire precautions and their duties under Article 17 of the Fire Safety Order in all buildings which are in scope of the Fire Safety Order, regardless of height.

2. William Martin's Approach

- 2.1 Our highly competent fire door inspectors provide the most comprehensive standard of inspection and due to their experience in undertaking fire risk assessments in a variety of different property types, are able to adopt a pragmatic approach in determining how the most appropriate and cost-effective improvements to individual fire doors can be made.
- 2.2 With regards to the competence of our fire door inspectors, the majority have previously worked for fire enforcement authorities, all have significant experience of undertaking fire risk assessments, and all have significant experience of inspecting fire doors. Furthermore, a number of our inspectors are Fire Door Inspection Scheme (FDIS) accredited.
- 2.3 William Martin would carry out your fire door inspections in accordance with the appropriate British Standards and any other relevant statutory guidance applicable for specific categories of buildings.

Our inspectors would focus on the following fire door components and review them against the appropriate standards in order to determine whether improvements / other changes are required:

 - Door leaf
 - Door frame
 - Door closer (self-closing device)
 - Hinges
 - Intumescent door strip and cold smoke strip
 - Glazing
 - Locks and levers / handles
 - Fire safety signage
 - Hold open device
 - Gaps around the door and threshold
 - Panic hardware devices for external final fire exit doors

3. Report Format

- 3.1 On completion of your fire door inspection, you will be provided with a detailed report describing each door's condition and highlighting any necessary remedial work for doors found to be non-compliant.
- 3.2 The format of the Fire Door Inspection Report would include the following:
 - Executive Summary - including site details and a fire door schedule.
 - Fire Door Action Plan - containing a prioritised plan detailing any risk improvements.
 - Fire Door Inspections - containing reports for individual fire doors including photographs, locations, and the levels of compliance.
 - Protocol - confirming the fire door inspection methodology and reference to appropriate British Standards and Statutory Guidance.



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