

Fire Doors News Letter

The legislative framework around fire doors comes from three key pieces of legislation

All buildings, apart from private residence are captured by the legislation.

Regulatory Reform (Fire Safety) Order 2005

Often referred to as the RRO, this is a comprehensive piece of legislation that sets out a number of key responsibilities. Two articles especially significant are:

Article 17: Obliges the Responsible Person to establish and maintain a suitable maintenance regime. The focus is on ensuring that all relevant fire safety equipment, including fire doors, are continually kept in an efficient state.

Article 18: This clause is dedicated to the appointment of one or more 'competent persons' to oversee and execute preventative and protective measures.

The Fire Safety Act 2021

The purpose of this Act is to amend the RRO that now applies to any building that contains two or more sets of domestic premises, and includes all doors between domestic properties and common parts.

Fire Safety (England) Regulations 2022 and Fire doors (regulation 10)

came into force on 23 January 2023 and operates in England only.

This places duties on the Responsible Person to pass information about fire doors to the residents of the building within certain timescales. Where the premises are above 11m in height further requirements are placed on the Responsible Person:

- To check the fire door to individual domestic residencies at least every 12 months, and;
- To check fire doors in communal areas of the building every 3 months



What does this mean in practice?

Fire doors should be included as part of the Fire Risk Assessment. However, in reality in order to fully inspect the doors and comply with the Fire Safety Regulations 2022 a Fire Door Inspection should be arranged to be carried out as well as a Fire Risk Assessment.

Check your FRA to see if a comprehensive fire door inspection has been carried out as part of the assessment. Check to see if your plans are accurate and reflect the layout of the property.

How Can NTR Help?

- If you do not already possess accurate plans for your property we can provide them.
- We can carry out a full survey of all the fire doors in the property and record them digitally.
- We will grant access on the platform so you can review your fire doors at any time and download reports.
- In the case of flats above 11m, we will notify you when subsequent inspections are required.
- We can also manage access and inspection for all the flat entrance doors in the block.

Contact us:

E: info@NTRcommercial.co.uk

M: 07837275820 of 07769354671