

BSA SNAPSHOT

FIRE DOORS



Habitare

CLIENT INFO SHEET #4

INTRODUCTION

This fact sheet aims to provide an overview of the new requirements regarding the management of fire doors.

RESOURCES

The Fire Safety (England) Regulations 2022

Building Safety Act 2022

DISCLAIMER

This fact sheet summarizes our understanding of the subject at the time of publication and does not constitute legal advice. Information accurate as of January 17, 2024.

IMPORTANT DATES



The regulations became effective on **January 23, 2023**.

OBLIGATIONS

Fire Safety (England) Regulations 2022 introduce fresh obligations for the Responsible Person (RP), as defined in the Regulatory Reform (Fire Safety) Order 2005 (FSO). Notably, these requirements exclude individual flats except for safety measures installed therein, such as sprinklers.

Responsibilities of the Responsible Person for All Residential Buildings Providing fire safety instructions to all residents, including guidance on fire doors, especially flat front doors, and their role in containing fires. Ensuring all fire doors undergo regular maintenance to ensure their efficacy in providing adequate protection.

Responsibilities of the Responsible Person for Residential Buildings Over 11m in Height Regular checks on all fire doors in communal areas, including riser shafts and electrical storage cupboards where applicable. These checks, conducted at least every three months, involve visual inspections to assess for:

- Any alterations or damage to the door and its opening.
- Gaps around the frame.
- Proper fitting of seals and hinges.
- Correct closure within the frame.
- Proper functioning of the door closure mechanism.
- Identification of any issues may necessitate engagement with a specialist for verification or repairs.

Some aspects of these regulations apply universally to all residential buildings, while others specifically target those exceeding 11m in height.