

Fire Door Compliance Checklist

For Nottingham Landlords & Property Managers

Why Fire Door Compliance Matters

Fire doors are a critical life-safety feature in multi-occupied buildings. Under the Fire Safety (England) Regulations 2022 and the Building Safety Act 2022, responsible persons must ensure fire doors are properly maintained and inspected. Non-compliance can result in enforcement action, unlimited fines, and potential imprisonment in cases of serious neglect.

This checklist helps you conduct basic visual checks between professional inspections. However, it does not replace a qualified FDIS-certified inspection.

1. Door Leaf Condition

- No visible damage, holes, or splits in the door leaf
- No unauthorized modifications (cat flaps, letter boxes, glazing changes)
- Fire door certification label/plug is present and legible
- Door thickness appears consistent (typically 44mm for FD30)
- No excessive warping or bowing of the door leaf

2. Door Frame & Seals

- Intumescent strips are present and undamaged around frame or door edge
- Smoke seals (if required) are intact and not painted over
- Frame is securely fixed to the wall with no gaps
- No damage or rot to timber frames
- Gap between door and frame is 2-4mm (credit card thickness)

3. Ironmongery (Hardware)

- Hinges: Minimum 3 hinges fitted, all screws present and tight
- Hinges are CE/UKCA marked fire-rated (grade 13 for FD30)
- Self-closing device fitted and working (door closes from any angle)
- Latch engages fully into strike plate
- Door handles operate smoothly and are fire-rated
- Any hold-open devices are connected to fire alarm system

4. Glazed Panels (if present)

- Glass is fire-rated and marked accordingly

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- Glazing beads are fire-rated (not timber)
- No cracks, chips, or damage to glazing
- Glazing seals are intact

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5. Signage & Identification

- "Fire Door Keep Shut" sign displayed (or "Fire Door Keep Locked" if applicable)
- Signs are clearly visible and not obscured
- Door is clearly identifiable as a fire door

6. Operation & Access

- Door opens and closes freely without obstruction
- Nothing stored against or blocking the fire door
- Door is not wedged or propped open (unless connected to fire alarm)
- Self-closer returns door to fully closed position
- Latch clicks into place when door closes

Recommended Inspection Frequency

- HMOs and high-risk buildings: Professional inspection every 6 months
- Residential blocks (over 11m): Quarterly checks of flat entrance doors, annual for common areas
- Commercial premises: Based on fire risk assessment (typically annual minimum)
- All buildings: Visual checks by responsible person at least quarterly

When to Call a Professional

Contact a qualified fire door inspector if you identify any issues during your checks, or if:

- You are unsure whether a door is a fire door
- Certification labels are missing or illegible
- You need to verify FD30/FD60 ratings
- Doors require adjustment, repair, or replacement
- You need documented evidence for compliance records

Need a Professional Inspection?

Nottingham Fire Doors provides FDIS-certified inspections from just GBP13 per door.
24-hour digital reports with photo evidence. Local NG4 team.

Call 0115 775 0022 or visit nottinghamfiredoors.co.uk