

FIRE DOOR INSPECTIONS



What Block Managers Need to Know

From 23 January 2023, it's a requirement under The Fire Safety (England) Regulations 2022 for Responsible Persons of blocks of flats of above 11 metres in height:

- to carry out quarterly common parts fire door checks
- to carry out annual checks of front flat doors leading onto internal common parts areas.



CLEDOR

www.cledor.co.uk

11 metres



Blocks of flats below 11 metres

- No prescribed frequency for checks
- But the doors still need to be checked

11 metres



Blocks of flats at or above 11 metres

- Quarterly checks on common parts doors
- Annual checks on flat front doors

Which doors need to be checked?

- Common parts, corridor and lobby doors
- Riser cupboard doors
- Plant room doors
- Front flat doors

Be aware! The new legislation is not just about fire doors checks. The Responsible Person needs to educate residents about the importance of fire doors and to provide fire safety instructions to them.

And for buildings of at least 18 metres in height (or 7 storeys or more), you need to provide a secure information box on site containing building plans and identity of the Responsible Person(s), for access by the fire and rescue authorities when arriving to deal with an incident. For these higher risk buildings, there are also requirements in terms of external wall systems, lifts and signage/ floor numbers.

Top 6 fire door tips!

- 1 Measure the height of your buildings
- 2 FIRAS contractors, surveyors or H&S consultants are best placed to carry out the inspections
- 3 Engage door inspectors with paperless processes and clever software
- 4 Don't try to book leaseholder front door appointments yourself
- 5 Get the doors labelled with QR codes that link to the software
- 6 Seek out accredited fire door contractors for remedial works. Checking the doors is important; remediating or replacing the doors is much more important.