

Fire Safety Regulations 2022

New Requirements

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons of all multi-occupied residential buildings in England with storeys over 11 metres in height to:

- undertake quarterly checks of all fire doors (including selfclosing 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 responsible person is the person who is responsible for the safety of themselves and others who use a regulated premises (for example managing agents). This is normally a building owner, or in residential properties, any other person in control of the premises.

Responsibility for remediating the doors to flats will usually rest with each individual tenant, but to avoid any uncertainty the responsibility for the flat doors should be clearly identified within any lease agreement.

What are the components of a fire door?

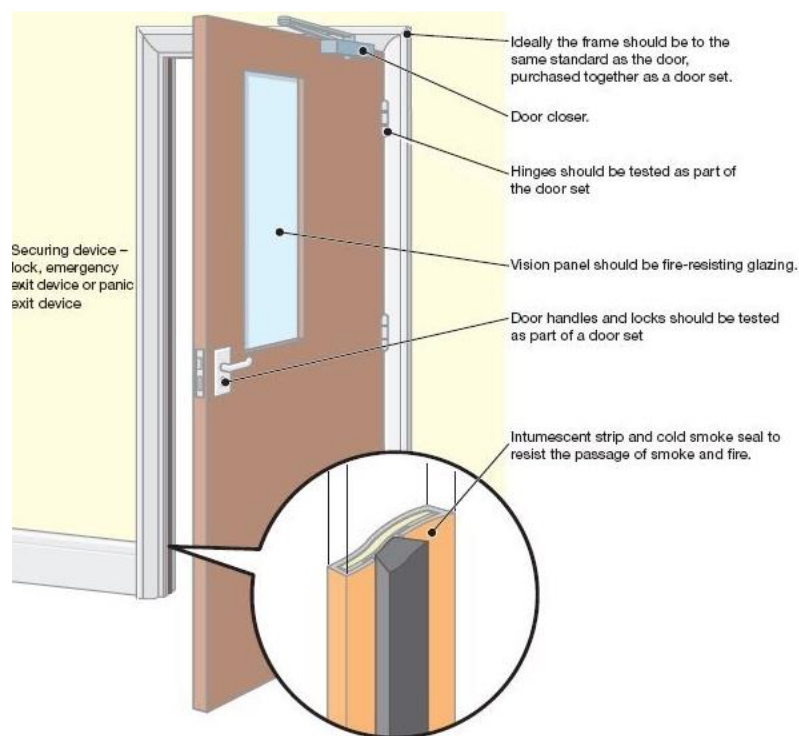
A fully compliant half hour rated fire door assembly is of suitable construction and

- has a door leaf
- has suitable fire-resistant frame
- intumescent strips around the door/frame
- 3 hinges made from steel, brass, or phosphorus bronze
- cold smoke seals may also be required
- self-closing mechanisms should be installed as a minimum requirement in the short term.
- door would be of solid timber construction or will comprise of internal core fabric made of a fireproof insulation material
- 30-minute doors, with cold smoke seals are specified as FD30s.

When new fire doors are to be provided, ideally an entire door set construction should be fitted – thereby overcoming potential problems with fitting doors to frames of a different specification to that in the test construction. However, it is recognised that in some existing buildings of substantial construction this requirement may cause practical difficulties.

If this is the case, it may be possible to fit new fire doors to existing frames. This will, however, only be acceptable if the frames are of sound construction, in good condition, and of material and dimensions not less than those of the frame detailed in the test report.

The fire door/door set should come with a testing certificate specific to that door/door set.



Can a flat door be upgraded to a fire door?

The upgrading of non-fire-resisting door assemblies should be avoided wherever possible. Replacement with suitable, purpose designed and tested door set constructions is always preferable. Whilst undesirable from a practical and fire safety viewpoint, upgrading may be acceptable subject to strict conditions. However, depending on the findings of a risk assessment

undertaken by a competent fire risk assessor, the upgrading of certain doors that may require, for example, the retrospective fitting of suitable and sufficient door hinges, self-closing mechanisms, cold smoke seals and intumescent strips, may be deemed suitable for that door to meet the relevant requirements.

What are the ongoing testing and maintenance requirements?

Fire doors need to be kept in good working order and in good repair.

The minimum requirement is to undertake an inspection of the doors to identify any obvious damage or issues. The responsible person should be able to carry out these checks themselves. A responsible person should consider:

- if there has been any alterations or damage to a door's glazing apertures or air transfer grille
- if there are any gaps around the door frame and that seals and hinges are fitted correctly
- that the door closer shuts the door
- that the door closes correctly around the whole frame
- that there is no visible damage (either deliberate or from wear and tear) to the door or door closer.

If any issues are identified from these checks, it might be appropriate to undertake more detailed checks of doors (or the self-closing device) if any damage is identified from the initial inspection.

Fire doors should be maintained in accordance with BS 8214:2016 Timber-based fire door assemblies Code of Practice.

Can a flat fire door incorporate spy holes and letter boxes?

Spy holes (door viewers) and letter boxes can be incorporated within flat fire doors, but they must be internally sealed with an intumescent liner to ensure they do not compromise the fire and smoke integrity of the door, and they must be tested in accordance with BS 476 – 22 Fire tests on building materials and structures and EN1634-1 Fire resistance tests for fire doors and shutter assemblies.

What you need to do as a resident

Residents have an important role to play in ensuring that, if there is a fire in their flat, the flat entrance door is an effective barrier to the spread of fire and smoke into the common parts.

Pursuant to Regulation 10 all residents need to ensure that:

- fire doors are kept shut when not in use;
- residents or their guests should not tamper with self-closing devices;
- residents should report any fault or damage immediately to the Responsible Person.

Further Information

The following documents will provide additional information:

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety (England) Regulations 2022
- BS 8214:20016 Timber-based fire door assemblies Code of Practice
- L11-335 Fire Safety in Purpose-built Blocks of Flats – Local Government Group (2011)
- BS 476–22 Fire tests on building materials and structures
- EN1634-1 Fire resistance tests for fire doors and shutter assemblies
- ISBN 978 HM Government Fire safety risk assessment - sleeping accommodation