

It is now just five months until the new legislation around fire doors comes into effect. ***Are you ready?***

From **23rd January 2023**, quarterly inspections on **all** fire doors in the common parts of multi-occupied residential buildings over 11 metres in height will become a legal requirement under **The Fire Safety (England) Regulations 2022**. This new legislation also requires annual checks of flat entrance doors.

The Fire Safety (England) Regulations 2022 will legally require Responsible Persons in all multi-occupied residential buildings in England with storeys over 11 metres in height to:

- undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.
- undertake annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

*For further information, here is a link to the Government's fact sheet, just click here
>> [Fire Safety Regulations \(England\) 2022](#)*



As **BM Trada Q-Mark** accredited for **Fire Door Maintenance** and **Fire Door Installation**, the **Fire Door Experts** team are perfectly placed to help you with all your fire door inspections, detailed inspection reports and any remedial works required to ensure you are carrying out your legal duties under this new legislation.

Why not get in touch to find out more about your responsibilities and how we can help simplify the process for you!!



ACCEPTED REPAIR TECHNIQUES

An outline of the repair techniques accepted under BM Trada Q-Mark scheme to maintain fire doors back to their originally intended fire rating.

ART Number: 18

- * Door-set requires replacement due to damage or a non-fire rated door-set has been fitted.

ART Number: 09

- * Door-set has incorrect gaps as a result of poor installation or movement of the frame.

ART Number: 23

- * Damage is present for which there is no applicable Accepted Repair Technique.

ART Number: 05

- * Door leaf fails to close due to failure / incorrect set-up of closer.

ART Number: 04

- * Door leaf too small for frame, resulting in oversize door gaps.

ART Number: 03

- * Door frame joints have separated, leaving gaps.

ART Number: 15

- * Split lipping at the screw positions for hinges on door leaf.

ART Number: 19

- * Appropriate fire door signage not present.

ART Number: 14

- * Damaged glazing / glazing beads or poorly fitted glazing system.

ART Number: 12

- * Door latch bolt / keep plate or door bolt / socket misaligned preventing leaf from latching / closing.

ART Number: 06

- * Door leaf twisted, bowed or cupped preventing it from closing fully.

ART Number: 02

- * Over recessed hardware / hardware that has been removed leaving voids.

ART Number: 01

- * Repair of damage to lipping.

ART Number: 11

- * Perimeter intumescent and / or smoke seals are damaged or partly missing.

ART Number: 13

- * Door leaf has dropped due to loose hinge fixing.

ART Number: 08

- * Worn hinges causing door leaf to drop, resulting in incorrect gaps / problems with door-set operation.

ART Number: 22

- * Smoke control inadequate due to damaged smoke seals, or additional smoke sealing required.

ART Number: 20

- * Door frame requires replacement due to damage which is beyond repair.

ART Number: 07

- * Door leaf fails to close due to swelling of door leaf caused by moisture absorption.

ART Number: 16

- * Architrave needs refitting due to damage or because fire stopping between frame and structural opening requires improvement.

ART Number: 21

- * Repairing door frame due to damage.

ART Number: 17

- * Door leaf damaged beyond repair and requires replacement.

