

## Regulation 10 Fire Door Inspection Report

Regulation 10, Fire Safety (England) Regulations 2022, made it a legal requirement from 23rd January 2023 for 'responsible persons' for 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/doors leading onto common parts.
- undertake – on a '**best endeavour**' basis – **annual checks** of all other doors i.e. individual flat entrance doors (including self-closing devices).

The regulations also require the University to provide 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.**

A building **over 11 metres in height** is defined in **Approved Document B** as one where the height from the ground to the **finished floor level** of the top storey (excluding any rooftop plant rooms or open galleries) is **more than 11 metres** (typically more than 4 storeys).

### Checks of fire doors in buildings below 11 metres - Key Requirement (Article 17, RFSO 2005)

- Fire safety equipment (including fire doors) must be subject to a suitable system of maintenance and kept in good repair under '**general fire precautions**' in any premises covered by the Fire Safety Order, regardless of the building's height.
- For residential buildings below 11 metres in height, The University has a duty to put in place **general fire precautions**, this duty includes making sure that all fire doors, including flat entrance doors, can provide adequate protection.
- BS 9999:2017 (Fire Safety in Buildings) [BS - 9999 summary info](#) and BS 8214:2016 (Fire Door Assemblies Code of Practice) <https://www.firesafe.org.uk/fire-doors/>, recommend 6-monthly inspections as a minimum.
- The Fire Authority will expect evidence of a 'documented maintenance regime', and the law doesn't prescribe exact intervals, however the University must evidence a justifiable, risk-based system of inspection.

### Information The University Should Give to Residents

Fire Safety England requires The University to provide residents in all residential buildings with two or more sets of domestic premises with information on fire doors.

The information given to residents should cover the importance of keeping doors closed, that doors and self-closing devices are not tampered with and that any faults or damage to doors should be raised immediately.

Residents will receive this information when they move into a multi-occupied residential building and then on an annual basis.

## Summary - Key Guidance for Regulation 10

### 1. Buildings over 11 metres in height

- Individual/room entrance doors (into student bedrooms) - **Check every 12 months** to ensure they are working/closing properly and not damaged.
- Fire doors in communal areas/common parts (corridors, stairwells, lobbies). Flat entrance doors are included within the meaning of 'common parts'. Check at least every quarter (**3 months**).

### 2. Relevant checks (as per Home Office guidance).

- Closers work and shut the door fully
- No obvious damage to the door or frame
- Intumescent strips and smoke seals are present and intact
- Door isn't wedged open or blocked
- Hinges are secure and not damaged
- Gaps around the door are within tolerance (**typically ≤4mm**)

### 3. Records and University Duties

- Keep records of inspections and remedial actions.
- The checks can be carried out by trained in-house University staff or competent contractors.
- Include fire door checks in the estate's ppm schedule.
- Keep written records of checks and maintenance

### Additional Guidance and Further Information

- PAS 9980:2022/BS 8214:2016.
- Home Office fire door guidance for Responsible Persons (**May 2023**) [Fire safety Responsibilities under the Fire Safety \(England\) Regulations 2022](#)
- [Fire Safety \(England\) Regulations 2022: Fire Door Guidance](#)
- [The Fire Safety \(England\) Regulations 2022 - Legislation.gov.uk](#)

## Recommendations

Having considered all relevant legislation and guidance, the University must comply with Fire Safety (England) Regulations 2022 and focus checks in the highest risk, priority areas of common areas in halls over 4 storeys with **3 monthly checks** (common parts) and **12 monthly checks** (all other fire doors in halls).

Beyond the above and given resources available it is not reasonably practicable for the University to conduct fire door checks to the same frequency or to those suggested in BS999 or BS8214, particularly in non-residential buildings. A documented and justified risk-based frequency of systematic inspection beyond 12 months with consideration of additional trained resources should be determined and put in place as an Estate's Team procedure.

**Eddie Fahy,**  
**University Health and Safety Advisor**

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