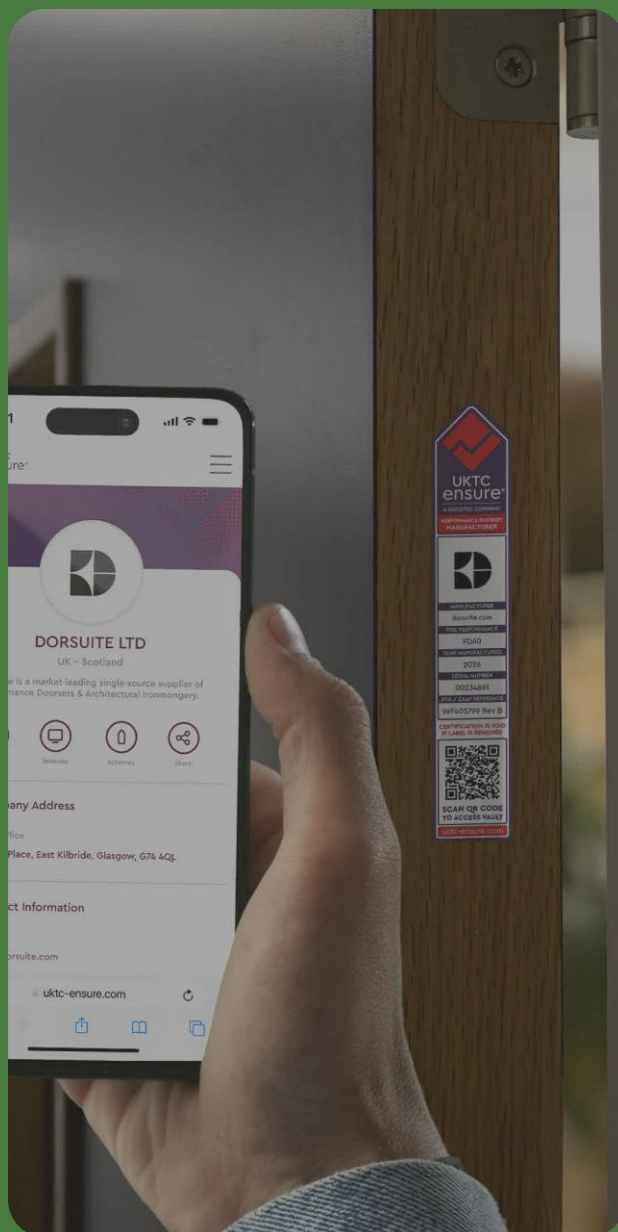


UK fire door regulations & certification

A PLAIN-ENGLISH GUIDE



If a fire occurred in your building tomorrow, could you prove your fire doors were compliant, inspected and properly maintained?

For many organisations, the answer is less certain than it should be. Yet the law places clear responsibilities on the Responsible Person, with duties that extend from fire risk assessments to the ongoing inspection and maintenance of fire doors.

And with the transition from BS 476 to BS EN 1634 now underway, the evidence behind those doors is becoming just as important as the doors themselves.

What you need to know in 30 seconds

- Identify your Responsible Person.
- Inspect fire doors at required intervals.
- Keep certification records.
- Fix defects immediately.
- **Prepare for the EN 1634 transition before September 2029.**

Who's responsible, and what the law requires

WHO IS LEGALLY RESPONSIBLE FOR FIRE SAFETY?

In almost every non-domestic building, and in the shared parts of residential buildings, the law places fire safety duties on a single role called the Responsible Person. This comes from the Regulatory Reform (Fire Safety) Order 2005 (the FSO), the cornerstone of fire safety law in England and Wales.

The FSO does not hand you a prescriptive list. It is goal-based: understand the risks in your building and take proportionate steps to manage them. The foundation is a suitable and sufficient fire risk assessment.

RESPONSIBLE PERSON OR ACCOUNTABLE PERSON: WHICH ARE YOU?

The Responsible Person (RP) comes from the Fire Safety Order and applies to almost every building with non-domestic or shared areas. The Accountable Person (AP) is a newer role from the Building Safety Act 2022, layered on top of the RP duty in higher-risk buildings, broadly 18

metres or seven storeys and above with at least two residential units. Where more than one AP exists, one is designated the Principal Accountable Person. In many higher-risk residential buildings, the same organisation holds both roles.

THE FIRE SAFETY ORDER, REGULATION 10 AND ARTICLE 17

The Fire Safety (England) Regulations 2022, which came into force in January 2023 following the Grenfell Tower Inquiry, introduced additional requirements for the inspection of fire doors in certain residential buildings. For fire doors, the key provision is Regulation 10, which requires responsible persons in residential buildings over 11 metres in height to inspect communal fire doors at least every three months and flat entrance doors at least every 12 months.

Regulation 10 requires fire doors to be inspected at specified intervals. Article 17 of the Regulatory Reform (Fire Safety) Order 2005 goes further, requiring fire precautions, including fire doors, to be maintained in an efficient state, in efficient working order and in good repair at all times.

A satisfactory inspection demonstrates compliance at the time the inspection was carried out, but it does not remove the ongoing duty imposed by Article 17. If a door closer fails, a seal becomes damaged, or any other fault develops shortly after an inspection, the requirement to maintain the fire door under Article 17 applies immediately, regardless of when the last inspection took place.

This is why the two provisions should be viewed as complementary rather than interchangeable. Regulation 10 establishes the minimum inspection regime and provides evidence of compliance, while Article 17 imposes a continuous duty to ensure fire doors remain effective between inspections.

42%

of fire safety audits in England returned an unsatisfactory result in the year ending March 2025, the lowest satisfactory rate since 2011.

MHCLG, August 2025

HOW OFTEN DO FIRE DOORS NEED TO BE CHECKED?

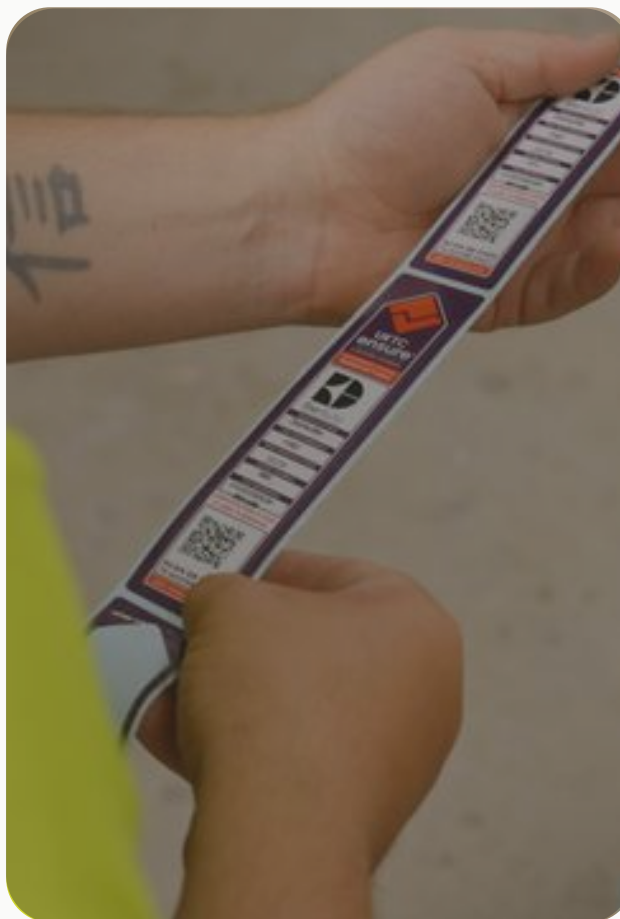
Where Regulation 10 applies, the minimum is set out above: communal fire doors at least every three months, flat entrance doors at least every 12 months. Outside Regulation 10, your fire risk assessment should set the frequency: quarterly is a widely used baseline, with more frequent checks in higher-traffic or higher-risk areas.

A check does not have to be intimidating. A competent person confirms the door closes fully from any position, seals and door are undamaged, gaps are consistent, nothing is propping it open. More detailed inspections and remedial work should involve someone with the right competence.

REGULATION 10 MINIMUMS

Communal fire doors **Every 3 months**

Flat entrance doors **Every 12 months**



THE GOLDEN THREAD, AND WHERE FIRE DOORS FIT

Fire doors are a perfect illustration of why the golden thread matters. A fire door only performs if the right door leaf, frame, seals, hinges, closer and glazing were specified together, certified, installed correctly, and maintained as a set.

Lose the specification and you lose the ability to prove and maintain the door.

The Building Safety Act, and higher-risk buildings

HOW THE BUILDING SAFETY ACT 2022 CHANGED YOUR DUTIES

Section 156 of the Building Safety Act amended the Fire Safety Order, strengthening the duty to record your fire risk assessment and fire safety arrangements, and to cooperate with other Responsible Persons in the same building. The expectation to write things down moved from good practice to legal duty.

The Act also created the Building Safety Regulator and a stricter regime for higher-risk buildings.

HIGHER-RISK BUILDINGS AND THE SAFETY CASE

If your building meets that threshold, the Principal Accountable Person must prepare and maintain a safety case and produce a safety case report for the Building Safety Regulator. Higher-risk buildings must also be registered, and an in-occupation assessment leads to a building assessment certificate.

HIGHER-RISK THRESHOLD

Height or storeys **18m / 7 storeys+**
Residential units **2 or more**

2022

The Building Safety Act creates the Accountable Person role and the Building Safety Regulator, layered on top of existing Responsible Person duties.

In many higher-risk residential buildings, the same organisation holds both the Responsible Person and Accountable Person roles.

Certification and testing: from BS 476 to EN 1634

Fire door certification: what counts as evidence

Third-party certification is independent verification that a fire door has been tested to the right standard and manufactured consistently to that performance. You need two things working together: an appropriately specified and certified doorset, and evidence it was installed and is maintained in line with that certification.

WHAT GOOD CERTIFICATION EVIDENCE LOOKS LIKE

A certified fire doorset carries a label or plug identifying the manufacturer, fire rating and certification scheme. Well-known UK schemes include Certifire, BM TRADA Q-Mark and UKTC Ensure. Doors are tested to BS 476-22 or BS EN 1634-1.

One development worth knowing: Digital Product Passports for certified doorsets hold all performance and specification data in a verifiable, accessible form tied to that specific

product. Manufacturers in schemes like UKTC Ensure already provide this today.

The test behind the certificate

Every fire door certificate references a testing standard. Until recently, most UK certificates pointed to BS 476, a British standard that has been in use for decades. From 2 September 2029, it will no longer be accepted. The only route to compliance will be BS EN 1634, the European standard. Understanding the difference matters, because the test shapes what the certificate actually guarantees.

WHAT CHANGED, AND WHY?

BS 476 and EN 1634 both assess the fire resistance of complete door assemblies rather than individual materials. In both cases, the door leaf, frame, glazing, hardware and associated components are tested as a system.

While both standards use controlled and standardised fire tests, the results are not directly interchangeable because the test methods differ, particularly in areas such as furnace pressure and measurement techniques. EN 1634-1 introduced a harmonised European test methodology with more tightly defined procedures, instrumentation and furnace pressure regimes.

2 Sept 2029

BS 476 will no longer be accepted for fire door certification. BS EN 1634 becomes the only compliant route.

Fire doors are simply the last part of the building still catching up.

CLEARER RULES FOR EXTENDING SCOPE

Manufacturers test representative configurations and then extend the evidence to cover variations: different glazing sizes, ironmongery types, threshold details. Under BS 476, how far you could extend that evidence depended on expert judgement with no standard methodology. Different assessors using the same data could reach different conclusions.

EN 1634 uses a structured approach called Extended Application, set out in the EN 15269 series. The rules are consistent across assessors and laboratories, which makes the scope of a certificate easier to verify and easier to audit.

ONE STANDARD FOR THE WHOLE BUILDING

Fire-resistant walls, floors and ceilings have been tested to EN standards for years. Reaction to fire moved to EN in March 2025. Fire doors are the last element to complete the transition. Once they do, the evidence for every part of a building's passive fire protection will be in the same classification language, removing the ambiguity that currently comes from comparing a British rating against a European one.

For manufacturers, this transition requires significant investment in testing and certification. **DorSuite, for example, has invested over £400,000 in EN 1634 testing across 173 individual tests to date.**

Our doorset range has been built around EN evidence rather than BS 476, **ahead of the regulatory deadline** rather than in response to it. That testing programme continues as we expand our certified range. The certification behind many of our products already meets the standard that will be required from 2 September 2029.

Where the door came from, and how duties change by building type

CONSTRUCTION PRODUCT REGULATION

Everything so far has been about your duties once a building is in use. It is worth understanding the other half of the picture, because it is where the golden thread becomes a manufacturing obligation, not just a building management one, and because it is changing.

Expect: a risk-based General Safety Requirement, Digital Product Passports, mandatory safety labelling, and significant penalties for non-compliant manufacturers.

25 Feb 2026

Government published the Construction Products Reform White Paper.
Consultation closed 20 May 2026.

How your duties land in different buildings

Nothing in this guide is only about housing. The Fire Safety Order reaches every non-domestic premises in England and Wales: offices, schools, wards, warehouses and everything else. What changes from sector to sector is the layer on top, and occasionally who comes to inspect.

Commercial and workplace:

Focus is protecting escape routes; frequency is set by your fire risk assessment.

Healthcare:

Doors protect people who cannot move themselves; ratings and compartmentation matter enormously.

Education:

High foot traffic combined with crowded escape routes.

Custodial:

Doorsets must satisfy security and fire resistance simultaneously.

Residential and social housing:

The full residential regime applies: Regulation 10 duties and, at the thresholds, the higher-risk provisions.

Next steps, and where to get help

This guide has covered who holds the duty, what counts as evidence, and how often you need to check. The checklist below turns that into eight concrete actions for your buildings.

Your next steps

- ☐ Confirm in writing who the Responsible Person is for each building, and whether an Accountable Person role applies.
- ☐ Measure each building against the 11-metre and 18-metre thresholds and record which duties follow.
- ☐ Put fire door checks on a recurring schedule (three-monthly and annual where Regulation 10 applies) and log every one with a date and a name.
- ☐ For every defect found during a check, record what you did to fix it. That is your Article 17 evidence.
- ☐ Gather certification, data sheets and installation records for your fire doorsets into one findable place.
- ☐ Make sure your fire risk assessment and fire safety arrangements are written down, current and easy to produce.
- ☐ Flag any doors where the evidence is missing and plan a competent survey to close the gap.
- ☐ Review any specifications that currently reference BS 476: the 2 September 2029 transition deadline is coming.

2 Sept 2029

The BS 476 transition deadline.
Specifications that still reference it need reviewing now.

About the authors



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Need help? Talk to us.

If any of the evidence in this guide is missing for your buildings, or you'd like a second opinion on a specification, your DorSuite account manager can help.

[DORSUITE.COM](https://dorsuite.com)