



Who Inspects your fire doors?

The Regulatory Reform Fire Safety Order 2005 (RRO 2005) came into force in England and Wales; transferring the responsibility for Fire Safety from the fire authorities to whoever has day-to-day control of the building premises e.g. an employer, owner, landlord, or occupier of a business or non-domestic premises. This is known as the Responsible Person.

The Responsible Person **must:**

- Take steps to reduce the risk from fire;
- Consider how to contain a fire should one break out;
- Ensure people can escape safely;
- Ensure that all your passive and active fire protection is under a suitable and sufficient programme of inspection and maintenance
- Identify a Competent Person i.e. knowledgeable, qualified professional to be able to implement fire safety measures in a building, such as Fire Door Inspections

On 29th April 2021 the Fire Safety Act 2021 received royal assent and was made into law.

The Fire Safety Act amended the RRO 2005 to replace the 18m rule for residential buildings with buildings where two or more sets of domestic premises are contained. In these buildings all fire doors including flat entrance doors and all common parts such as stairwells, cross corridor doors, store cupboards and risers should be checked.

Legislation dictates that Fire Doors should be checked every 6 months.

If you have been designated the “responsible person” for a building, it is your duty to ensure your Fire Doors are working effectively and to protect occupants in your building from the risk of smoke and fire.

Fire Doors are a crucial part of any public, commercial or multiple-occupancy buildings protection strategy and are essential to ensure that occupants can evacuate a burning building swiftly and safely; avoiding potentially tragic consequences. They resist fire and smoke and are probably the single most important element in giving occupants time to safely evacuate the building, but only if they work properly.

Its correct specification, fitting and maintenance are the responsibility of every person involved in the process. If short cuts have been taken to save money on specification or maintenance **Trusted Fire Inspections are here to help you!**



How do you know if your fire doors are safe?

- If you are the Responsible Person, you must make sure that the fire risk assessment is carried out. You can appoint a Competent Person* to do the actual assessment, **but you are still responsible in law.**

**If the Competent Person is an employee, the Responsible Person must ensure that appropriate and sufficient training is provided so that the fire safety obligations can be competently discharged. If the Competent Person is a contractor, it is implicit that the contractor must be able to demonstrate appropriate levels of competence, for example by third party assessment.*

- So how confident are you or your appointee in checking the fire doors and all the components fitted to them in your building? Do you know what to look for, or what to do if the doors or any of their components require maintenance?

Why should your fire doors be inspected professionally?

- Fire doors are an essential part of a building's Passive Fire Protection, ensuring that the building is compartmentalised and helping to prevent the fire from spreading, allowing any occupants time to escape.
- Fire doors act as any other door in normal service, but in a fire, they take on a critical role – to save lives and to protect property.
- The condition of fire doors and their components is included as part of the fire risk assessment. Building owners who fail to comply with the regulations can be prosecuted and fined or even sent to jail. Recent prosecutions have been severe, even for seemingly trivial issues such as failing to fit fire seals or closers or wedging a fire door open.

Trusted Fire Inspections is for you!

Our Inspectors provide a professional service for building owners who require a competent and detailed survey and report on the condition and function of the fire doors on their premises.

The work is undertaken by Third Party Certificated professionals who have undertaken training and been independently assessed by Warrington Certifire to prove that they are competent. This provides building owners and managers with confidence that the fire doors in the premises have been rigorously inspected.



- Doors are Inspected by qualified professional individuals who have been assessed by Exova Warringtonfire, an independent third party.



- FDIS Inspectors provide clients with a detailed inventory and written report on the condition and functionality of each fire door; including images.
 - i. The inspectors check and test over 25 individual factors and components of your fire doors
 - ii. The report is held securely online.
 - iii. The report may be used by the designated Responsible Person as part of regulatory requirements in a fire risk assessment of the building.

- iv. A label is attached to each fire door indicating when the inspection was undertaken and demonstrates to the users of the building that the doors have been surveyed professionally.



- Any remedial works required will be identified in the report. We can recommend competent partner companies to undertake the remedial works or supply replacements doors / frames if required.

Peace of Mind for you and your clients

Having your doors inspected by qualified, third-party assessed and certificated professionals not only gives you peace of mind, it also reassures the building's occupiers that you take fire safety seriously.

From hotels, office buildings, nursing homes and schools to student accommodation or local authority housing, every occupier has the right to feel that if a fire does break out, they will be safe, and that the fire doors in the building will perform as they were intended.





Don't leave it to chance, get in touch today!

Call our Office 01977 329027

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The Institution of Fire Engineers
The International Organisation
for Fire Professionals

