

NFDI FACT SHEET 4

Current Legislation Summary

Ref: FS4-2025



Why Understanding Legislation Matters

Fire door safety is a legal requirement, not a choice. Every building owner, manager, and duty holder has specific responsibilities under UK fire safety law. Fire doors are a life-safety system — and their condition directly affects evacuation time and smoke control. Understanding your legal obligations ensures you stay compliant, avoid enforcement action, and protect lives. NFDI's certified inspection process is built to meet these legal standards — ensuring full documentation, traceability, and audit readiness.

The Role of the Responsible Person

Under the Regulatory Reform (Fire Safety) Order 2005, every building must have a designated Responsible Person (RP). This individual — often a building owner, employer, or managing agent — is legally accountable for ensuring that:

- All fire doors are suitable, maintained, and functional.
- Regular fire risk assessments are carried out by competent professionals.
- Remedial actions from inspection reports are completed and verified.
- Records of inspection and maintenance are kept and available for regulators.

Failure to comply can lead to enforcement notices, prosecution, or imprisonment under the Fire Safety Order. The RP must ensure that only qualified, competent organisations perform inspections — not caretakers, joiners, or general contractors without specific fire door inspection certification.

Why NFDI is Required

NFDI's team of certified fire door inspectors hold formal qualifications (such as Fire Door Inspection Scheme [FDIS] or equivalent certifications) and operate under recognised UK standards. This ensures that all inspections meet the legal definition of competence under the Fire Safety Order. NFDI provides independent, impartial verification that stands up to regulatory and insurance audits.

Our reports include photographic evidence, defect grading, remedial advice, and reinspection verification — fully aligned with the Building Safety Act 2022 and contributing directly to the Golden Thread of building safety information.

Core UK Fire Safety Legislation

Legislation / Standard	Scope	Relevance to Fire Doors
Regulatory Reform (Fire Safety) Order 2005	Applies to all non-domestic premises in England and Wales. Establishes the legal duty of the 'Responsible Person.'	Requires the RP to ensure fire doors are inspected, maintained, and recorded by competent persons.
Fire Safety (England) Regulations 2022	Applies to multi-occupied residential buildings (11m+).	Mandates quarterly checks of communal fire doors and annual checks of flat entrance doors, with records retained.
Building Safety Act 2022	Establishes the 'Accountable Person' role and the Golden Thread of safety information.	Requires verified, traceable fire door data integrated into safety case files.
BS 8214:2016	Code of practice for timber-based fire door assemblies.	Defines installation, maintenance, and inspection tolerances for compliant doorsets.
BS 9999:2017	Code of practice for fire safety management.	Provides management guidance for maintaining fire door systems.
BS EN 1634-1	Fire resistance testing standard.	Defines test methods for verifying a door's performance under fire conditions.

Accountability Under the Building Safety Act

The Building Safety Act 2022 introduced new levels of accountability. In higher-risk buildings, both the Responsible Person and Accountable Person must hold verifiable safety data — including fire door inspection and reinspection records.

NFDI's digital reporting supports the Golden Thread by ensuring secure, timestamped inspection data, full traceability from defect identification to compliance sign-off, and integration with building safety case documentation.

Stay Compliant with NFDI

Fire door inspections must be carried out by a competent, certified organisation. NFDI provides the evidence, documentation, and assurance needed to demonstrate compliance and maintain safety under all current UK fire legislation.

Nationwide Fire Door Inspections (NFDI)

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