

NFDI PRACTICAL GUIDE 2

How Often Should Fire Doors Be Inspected?



Ref: PG2-2025

Why Inspection Frequency Matters

Fire doors are active safety components — they protect escape routes, contain smoke, and delay fire spread. Their performance depends on correct installation, maintenance, and inspection. If not checked regularly, even minor wear or damage can lead to catastrophic failure in an emergency.

UK legislation and British Standards set out inspection expectations for both Responsible Persons and building owners, depending on building type and use.

Legal Framework for Inspection Frequency

Legislation / Guidance	Requirement	Frequency
Fire Safety (England) Regulations 2022	Applies to multi-occupied residential buildings over 11 metres. Requires Responsible Persons to check all communal fire doors quarterly and all flat entrance doors annually.	Communal Doors: Every 3 months Flat Entrance Doors: Every 12 months
Regulatory Reform (Fire Safety) Order 2005	Requires all fire doors forming part of the fire safety strategy to be maintained in efficient working order. Frequency should be based on risk and building use.	Recommended: At least annually for non-residential premises
BS 8214:2016 & BS 9999:2017	Set the standards for maintenance and inspection intervals of fire doors in commercial, industrial, and residential premises.	Minimum: Annual inspection by a competent person
High-Risk / High-Traffic Environments	Buildings with high occupancy, regular use, or vulnerable residents (e.g. hospitals, care homes, schools).	Recommended: Monthly or quarterly professional inspections plus in-house weekly visual checks

Recommended Inspection Schedule

Building Type	Visual Checks	Professional Inspection (NFDI)
Offices / Commercial Buildings	Monthly visual checks by site staff	Annual inspection by NFDI
Residential Blocks (11m+)	Communal doors: quarterly Flat doors: annual	Annual inspection by NFDI
Healthcare / Education	Weekly checks by maintenance team	Quarterly inspection by NFDI
Hotels / Public Buildings	Monthly checks	Six-monthly inspection by NFDI
High-Risk / Complex Buildings	Weekly checks	Quarterly inspection by NFDI

Visual Checks vs Professional Inspections

Check Type	Who Can Do It?	What It Includes
Visual Check	Trained in-house staff or Responsible Person	Simple observation of gaps, seals, closing action, signage, and damage.
Professional Inspection	Certified fire door inspector (e.g., NFDI)	Detailed assessment against BS 8214, BS 9999, and Fire Safety Regulations with photographic evidence, grading, and compliance report.

Why Use NFDI

NFDI provides certified, impartial fire door inspections across the UK — ensuring your documentation satisfies the Fire Safety (England) Regulations 2022, the Regulatory Reform (Fire Safety) Order 2005, and the Building Safety Act 2022.

Each NFDI report includes unique door ID and photographic evidence, defect grading and remedial advice, reinspection tracking for verified compliance, and secure digital reporting supporting the Golden Thread.