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Fire Safety (England) Regulations 2022: fire door guidance

1. The Fire Safety (England) Regulations 2022

1.1. The Fire Safety (England) Regulations 2022 were placed on the statute book on 18 May 2022, and came into force on 23 January 2023. The regulations implement the majority of those recommendations made to government in the Grenfell Tower Inquiry Phase 1 report which require a change in the law.

1.2. Responsible Persons, including both building owners (for example freeholders) and other persons having control of the premises (for example managing agents) were required to comply with the regulations from 23 January 2023. Any breach of the regulations is a criminal offence if the breach places one or more relevant persons (for example residents, staff or visitors) at risk of death or serious injury in the event of fire.

More information can be found on the GOV.UK Website Identification

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

Fire doors (regulation 10)

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 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
- undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts

The regulations also require responsible persons to provide to 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.