



A GUIDE FOR ESTATES, FACILITIES AND COMPLIANCE TEAMS

Installation and Remediation of Fire Doors

What BS 8214:2026 actually requires, and how to tell whether it has been followed.

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This guide is provided free of charge for informational purposes and is not a substitute for a site-specific fire risk assessment or professional advice.

What this guide covers

This guide explains, in plain English, what UK regulation and the current British Standard require when a fire door is installed or brought back up to standard after failing an inspection. The rules are the same whichever part of the country the building is in, so this guide applies whether you manage one site or a portfolio spread across several regions.

In this guide

- What BS 8214:2026 changed, and why the edition matters
- FD30 and FD60: what the ratings mean and why they cannot be mixed and matched
- Why a certified doorset is a system, not a collection of parts
- The handover documentation you are now entitled to expect
- A plain-English checklist for telling whether an installation was done correctly
- Repair or replace: the honest version of that decision

Why the edition of BS 8214 matters

BS 8214 is the British Standard covering the specification, installation and maintenance of fire-resisting and smoke control doors. It is published by the British Standards Institution and applies across the UK. It sits alongside, rather than instead of, the legislation that creates the legal duty to act, such as the Regulatory Reform (Fire Safety) Order 2005 and, in England, the Fire Safety (England) Regulations 2022.

On 20 March 2026, BSI published a substantially revised edition, BS 8214:2026, which came into effect on 31 March 2026 and formally supersedes the previous 2016 edition. This was not a minor refresh. Anyone specifying, installing, inspecting or maintaining fire doors should be working to the 2026 edition, not the withdrawn 2016 one.

What actually changed

- Scope: the 2016 edition covered timber-based doors only. The 2026 edition covers fire door assemblies of any material — timber, steel, aluminium and composite — with material-specific guidance for each.
- Handover: the 2016 edition had no dedicated handover section. The 2026 edition introduces a formal handover clause requiring a description of the fixings, packers and sealants used, supported by test evidence, plus operating and maintenance instructions for the door and its components.
- Installation clarity: installation requirements have been clarified to reduce the risk of misinterpretation and non-compliant fitting.
- Smoke control: guidance on seals has been updated in line with BS 9991, including sealing under-door gaps.

A door correctly installed under the 2016 edition does not retroactively become non-compliant purely because the standard has changed. But any new installation, remediation, or handover pack produced

from 31 March 2026 onward should reference the 2026 edition, and any paperwork that still cites 2016 is now referencing a withdrawn document.

FD30 and FD60: what the numbers mean

FD30 and FD60 refer to the number of minutes a doorset is tested to resist fire: 30 minutes or 60 minutes respectively, tested to BS 476-22 or the European equivalent, BS EN 1634-1. Which rating a given opening needs is set by the building's fire strategy, not by preference or by what happens to be in stock.

Specifying a higher rating than the building needs adds cost without adding real protection, because the surrounding construction is only ever as strong as its weakest point. Under-specifying is the more serious risk: a door that cannot hold for as long as the escape strategy assumes undermines the whole plan, regardless of how well it was fitted.

Why a certified doorset is a system, not a parts list

A certified fire doorset is tested and rated as a complete assembly: leaf, frame, seals, hinges and closer together, not the leaf in isolation. Fitting a fire-rated leaf into an uncertified frame, or pairing it with the wrong ironmongery, does not produce a compliant fire door — even when every individual component is good quality on its own.

This is one of the most common failures found on survey: a door specified correctly on paper, then assembled on site from parts that were never tested together. BS 8214:2026 makes this explicit by treating the door as a coordinated system throughout specification, installation and maintenance, not just at the point of manufacture.

The handover documentation you should now expect

Under Regulation 38 of the Building Regulations, fire safety information must be handed to the Responsible Person on completion of building work. BS 8214:2026's new handover clause adds specific detail to what that information should contain for a fire door installation:

- A description of the fixings, packers and sealants used, with supporting test evidence
- Operating and maintenance instructions and safety information for the door and its components
- Photographic evidence of completed installation details, particularly anything later hidden by architraves or decoration, such as the frame-to-wall fire-stopping

If a contractor cannot produce this on completion, that is worth treating as a finding in itself. Without it, there is no practical way to prove later what was actually installed, whether it matched the evidence, or what can safely be replaced or repaired without invalidating the rating.

How to tell whether an installation was done correctly

A short visual check will not tell you everything, but it will tell you whether it is worth asking harder questions. Look for:

- A label or certification mark on the door edge confirming its rating and manufacturer
- Consistent gaps around the whole perimeter of the leaf, not just at the top
- Seals that run continuously without gaps at the corners
- A self-closing device that pulls the door fully shut without excessive force or catching
- Paperwork confirming the doorset, frame and ironmongery were supplied and fitted as a certified system

If any of this is missing or inconsistent, that is exactly what a proper survey is for: confirming, with a photographed report, whether remedial work is needed and what it would involve.

Repair or replace: the honest version

A Fire Door Inspection Scheme audit found that 76% of the doors it inspected failed. Importantly, the same audit found that most failures were faults of installation and maintenance, not faults in the doors themselves. That matters, because it means a large share of failed inspections can be resolved by remediation rather than wholesale replacement — provided someone is willing to tell you which is which, honestly.

Finding	Typical recommendation
Worn seals, drifted gaps, faulty closer	Remediate. Cheaper and quicker than replacement.
Sound leaf, poor installation	Remediate the installation, keep the door.
Damaged or uncertified leaf beyond repair	Replace with a certified doorset.
Not a fire door at all	Replace. No amount of repair makes it compliant.

A remedial visit for a standard single door — seals, closer, gap adjustment — typically takes around half a day. Larger or more involved jobs, such as reinstating fire-stopping around a frame or correcting a poor previous installation, take longer, and a survey will give you a specific figure before any work is booked.

At a glance

Current standard	BS 8214:2026, in effect from 31 March 2026, superseding BS 8214:2016
Applies to	Fire door assemblies of any material — timber, steel, aluminium, composite — UK-wide
FD30 / FD60	30 or 60 minutes' fire resistance, set by the building's fire strategy
Handover evidence	Fixings, packers, sealants, test evidence, O&M instructions, photographic evidence

Typical remediation visit	Around half a day for a standard single-door remedial job
FDIS audit finding	76% of doors inspected failed; most for installation or maintenance reasons, not the door itself

About this guide

This guide was produced by Sentinel Projects, a UK fire door specialist providing inspection, installation, remediation and passive fire stopping for schools, healthcare and commercial estates. We are FireQual-qualified and BlueSky-certified, and every project is director-led from first survey to final certificate.

This guide is provided for general information and does not constitute a fire risk assessment, a specification, or professional advice for a specific building. Regulations and standards are subject to change; always confirm current requirements before relying on this document for a live project.

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