



# Fire Door Defects: Repair or Replace?

## Decision Guide

Component-by-component guidance  
based on BS 8214:2016

8 Component Categories  
40+ Defect Codes with Actions

## Key Principles

Fire doors are tested as complete assemblies. Any repair or modification must not invalidate the door's fire test evidence. When in doubt, consult the door manufacturer or a third-party certification body.

### Important

BS 8214:2016 states that repairs should be carried out by competent persons and must maintain the fire resistance of the doorset. Always document repairs.

## Quick Reference Legend

- Can be repaired
- Replacement required

### Door Leaf

#### ● Minor surface damage (scratches, dents)

**Repair:** Fill and refinish if superficial

**Replace when:** Core exposed or structural damage

#### ● Holes or penetrations

**Replace when:** Any hole invalidates fire rating

#### ● Warping or bowing

**Replace when:** Cannot close properly - replace

#### ● Delamination

**Replace when:** Any delamination requires replacement

#### ● Missing fire door label

**Repair:** Third-party scheme can relabel

**Replace when:** If door origin cannot be verified

### Frame

#### ● Loose fixings to wall

**Repair:** Re-fix with appropriate fixings

**Replace when:** Frame structurally damaged

#### ● Minor damage to rebate

**Repair:** Fill with fire-resistant filler

**Replace when:** Affects seal or closure

#### ● Frame out of square

**Repair:** Adjust, re-pack and re-fix

**Replace when:** Major distortion

#### ● Gap between frame and wall

**Repair:** Fill with intumescent mastic

**Replace when:** Gap too large (>10mm)

## Intumescent Seals

- **Missing seals**

**Replace when:** Install compatible seals

- **Damaged or deteriorated**

**Replace when:** Must be replaced

- **Incorrectly fitted**

**Repair:** Remove and refit correctly

**Replace when:** If damaged during removal

- **Painted over**

**Repair:** Carefully remove paint, test function

**Replace when:** If seal compromised

## Hinges

- **Loose screws**

**Repair:** Tighten or use larger screws

**Replace when:** Hinge damaged

- **Worn hinge pins**

**Replace when:** Must be replaced

- **Missing hinges**

**Replace when:** Install CE/UKCA marked Grade 13

- **Incorrect specification**

**Replace when:** Replace with correct grade

## Self-Closing Device

- **Needs adjustment**

**Repair:** Adjust speed and latching

**Replace when:** Adjustment range exhausted

- **Oil leakage**

**Replace when:** Cannot be repaired

- **Damaged arm or body**

**Replace when:** Any damage requires replacement

- **Missing closer**

**Replace when:** Install CE/UKCA marked closer

## Locks, Latches & Handles

- **Stiff operation**

**Repair:** Lubricate, check alignment

**Replace when:** Internal mechanism damaged

- **Loose/misaligned strike plate**

**Repair:** Reposition, use larger screws

**Replace when:** Strike plate damaged

- **Loose handles**

**Repair:** Tighten, replace spindle if worn

**Replace when:** Handles damaged

- **Non-fire-rated hardware**

**Replace when:** Replace with tested hardware

## Glazing

- **Cracked glass**

**Replace when:** Replace with fire-rated glass

- **Loose glazing beads**

**Repair:** Re-fix beads securely

**Replace when:** If beads damaged/missing

- **Missing intumescent strips**

**Replace when:** Install as per specification

- **Non-fire-rated glass**

**Replace when:** Replace with rated glass

## Signage

- **Missing fire door signs**

**Replace when:** Install appropriate signs

- **Illegible signs**

**Replace when:** Replace with clear signs

- **Incorrect signs**

**Replace when:** Install correct type

## Documentation Requirements

Under the Fire Safety (England) Regulations 2022, Responsible Persons must keep records of fire door inspections and maintenance. Always document:

- Date of inspection and who conducted it
- Defects found and their location
- Decision taken (repair or replace)
- Details of repair work or replacement
- Date remedial work completed
- Confirmation door is now compliant

## References

- BS 8214:2016 - Code of practice for fire door assemblies
- Fire Safety (England) Regulations 2022
- Regulatory Reform (Fire Safety) Order 2005

### Track Defects with IgnisTrack

Capture defects, document repair decisions, and generate Bills of Materials automatically. Photo evidence, instant PDF reports, and offline capability included.

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### Disclaimer

IgnisTrack is a tool to assist with fire safety record-keeping.  
The Responsible Person remains legally responsible for fire safety compliance.