

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.