



A FIRE CHECK SCOTLAND GUIDE

The Fire Door Compliance Guide

A practical guide for landlords, HMOs, hotels and property managers — covering why fire doors matter, how to check them, and when to bring in a qualified inspector.

30 min

Enquiry response

3 days

On-site turnaround

24 hours

Report delivered



CHAPTER 01 · CONTEXT

Why fire doors matter

Fire doors are one of the most critical passive fire-safety features in any building. When correctly specified, installed and maintained, they save lives and protect property.

1

Slow the spread

Hold back fire and smoke for critical minutes during evacuation.

2

Protect escape routes

Keep stairwells and corridors clear, breathable and usable.

3

Save lives

Buy occupants the time they need to reach safety.

4

Reduce property damage

Contain fire to its compartment of origin.

5

Support legal compliance

Help meet the Fire (Scotland) Act 2005 duties. Failing to maintain fire doors can result in enforcement action and invalidated insurance.

THE REALITY

A single defective fire door can compromise the protection of an entire building.



CHAPTER 02 · WALKTHROUGH

Fire door compliance checklist

Use this quick visual check on every fire door. Tick what passes; flag anything that doesn't for professional inspection.

☐ **Door closes fully**

Self-closer pulls the door tight into the frame from any angle.

☐ **Door latches correctly**

Latch engages without lifting, pushing or rattling the door.

☐ **Seals present and undamaged**

Intumescent and smoke seals are continuous and unbroken.

☐ **Hinges secure**

Three CE-marked hinges, all screws fitted and tight.

☐ **Glazing intact**

Fire-rated glass, no cracks, beading and seals in place.

☐ **Frame in good condition**

No splits, gaps or damage; sealed to the surrounding wall.

☐ **No obvious damage**

No holes, deep scrapes or unapproved alterations.

☐ **Door not wedged open**

No wedges, hooks or props holding the door open.

TIP

If in doubt, get it inspected. A formal inspection produces the digital evidence you'll need for compliance.



CHAPTER 03 · NEXT STEPS

Need professional advice?

Fire Check Scotland delivers certified inspections and clear, actionable reports — usually back with you within 24 hours.



Fire Door Inspections

Detailed, photographic evidence with compliance grading.



Fire Risk Assessments

PAS 79 compliant assessments across your property.



24-Hour Reports

Digitally delivered within 24 hours of your visit.



Qualified Assessors

Experienced, insured and IFSM associate members.



Scotland & N. England

Core coverage, with projects delivered UK-wide.

Need your fire doors checked?

Certified fire door inspections, digitally delivered — trusted by landlords, HMO operators, hotels and property managers.

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