

BS 8214:2026 Guidance for **dhf** members



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dhf Best Practice Guide: BS 8214:2026

Introduction

BS 8214:2026 was published by BSI in March 2026 replacing BS 8214:2016. The revision was extensive and substantially widened the scope of the standard. Whereas the 2016 version of the standard was concerned with timber door assemblies, the 2026 version deals with the fact that doors now come in a wide variety of materials and routes to market. The structure of the standard is to describe the requisite performances for all fire doors and detail variations where required for doors of differing materials.

It also includes a requirement to consider other requirements which the door may be required to fulfil e.g. security, acoustic, access control.

The intent of the standard is to provide guidance and advice to individuals and companies involved in all aspects of the life cycle of a door from design of a building through to the ongoing usage of the door.

1. Key principles

It is a core principle of the standard that a fire door is a complete system and not simply a door leaf. The fire performance of a door assembly depends on the compatibility of all its components which, depending on type and material, may include:

- Door leaf
- Frame
- Intumescent and smoke seals
- Glazing systems
- Ironmongery
- Self-closing devices

and will also be dependent on:

- Correct Installation methods
- Regular Maintenance
- Suitable repairs when required

The fire and/or smoke performance of the door may be compromised if unauthorised modifications are made or components are replaced without suitable supporting evidence. An individual or company making such changes may be considered a designer under the Construction (Design & Management) Regulations 2015.

2. Scope of BS 8214:2026

Unlike previous versions, BS 8214:2026 applies to fire-resisting and smoke control doors of all major construction types, including:

- Timber fire doors
- Steel fire doors
- Aluminium fire doors
- Composite fire doors

Members responsible for inspecting, specifying installing or maintaining fire doors should ensure that procedures and competence arrangements are relevant for all door types within the scope of the services which they offer.

3. Supporting evidence

BS 8214:2026 places significant emphasis on documented supporting evidence. This may include:

- Fire resistance test reports
- Smoke control test reports
- Third-party certification (mandatory or voluntary)
- Technical assessments
- Extended Application reports (EXAP)
- Manufacturer's installation instructions
- Fire door marking on the door itself either conformity marking (CE or UKCA) or fire performance marking e.g. FD30S

Members should ensure that supporting evidence is obtained, reviewed, retained and made available throughout the life of the building. Any alteration to a fire door assembly should be supported by appropriate evidence demonstrating that the fire and smoke performance has not been adversely affected.

4. Roles and responsibilities

All parties involved in the lifecycle of a fire door have a responsibility to ensure compliance with applicable standards and regulatory requirements.

Members should clearly define responsibilities for:

Specification

Ensuring that the correct fire and smoke performance requirements are identified and documented. The specification for a fire door should always be provided by a Principal Designer, Contractor or the Responsible Person for the building. This should include:

- Door size
- Door and frame material
- Fire resistance requirements
- Smoke resistance requirements
- Escape requirements if applicable
- Hardware requirements
- Glazing requirements
- Any other requirements e.g. security, acoustic

Manufacture

Ensuring that all products are sourced from manufacturers with suitable test evidence and that all components of the door enable the installed product to achieve the fire and/or smoke rating required by the specification, including the supporting structure. Understanding that the responsibility for ensuring this may vary depend on the route to market of the finished door as follows:

- Doorset - A single package provided by a manufacturer including every required component. Responsibility lies with the manufacturer. The test evidence for the finished doorset will include all aspects of the door and components as supplied to the installer.
- Door Kit - A complete kit from a single source which may include all of the components but in more than one package. Responsibility lies with the supplier to ensure that each individual item is compatible with the rest of the kit.
- Door Assembly - the purchaser or installer is responsible for ensuring that the door, frame, hardware, glazing where supplied and any ancillary components are supplied with test evidence covering the combination which will

be installed. Many components (hardware, glazing etc.) which are intended for use on a fire door will require conformity marking themselves (CE or UKCA). Where suitable evidence is not available, or where the available evidence does not cover the final assembly the purchaser/installer may be held liable in the event of a failure in a fire situation.

Those supplying a door from a single source but in their own name take on the responsibility of the manufacturer in respect of supporting documentation.

Documentation

Ensuring that doors (and components where applicable) provided are supported by appropriate certification or performance evidence. All such documentation should be passed to the end user to comply with the “Golden Thread”.

Installation

Ensuring installation is completed in accordance with manufacturer’s instructions, test evidence and project specifications by suitably competent individuals so as not to compromise fire or smoke resistance.

Inspection

Verifying that installed fire doors remain fit for purpose and free from defects in accordance with manufacturer’s instructions and to ensure compliance with all current legislation for the Building Owner or Responsible Person.

Maintenance

Ensuring that fire doors continue to perform as intended throughout their service life. Where repairs are required as a result of maintenance ensuring that replacement of components does not affect test evidence or certification.

Clear allocation of responsibilities helps support compliance and provides an auditable record of decision-making.

5. Installation

It is important to ensure that installation is completed in accordance with manufacturer's instructions and test evidence and to suit the project specifications.

Where multiple doors are provided to a project, suitable on-site storage in accordance with the manufacturer's instructions is vital so as not to compromise the performance of the door once installed.

Installers should be aware of the importance of following the correct procedures when openings on site do not match those on the specification. It is important that any modifications required to accommodate any changes do not compromise the test evidence or certification. The manufacturer should always be consulted in this situation.

It is important to understand the difference in the installation of different door types and the restrictions which may apply to the addition or substitution of components in doors of different materials. This will also apply to on-site modifications. What may be acceptable for doors of one material may not be suitable in the case of doors of a different material or construction.

6. Maintenance & repair

Fire doors should be subject to routine inspection and maintenance. As a minimum, inspections should consider:

- Condition of the door leaf and frame
- Integrity of intumescent and smoke seals
- Operation of self-closing devices
- Condition of hinges and ironmongery
- Integrity of glazing systems
- Door alignment
- Excessive gaps around the perimeter
- Evidence of unauthorised alterations
- Ability of the door to close fully and latch correctly from any angle

Any defects identified should be addressed promptly by suitably competent persons.

Where repairs are required as a result of maintenance or damage, care should be taken not to affect the fire performance or certification of the door.

Components should be sourced from the manufacturer or on an exact like for like basis and any repairs should only be carried out with the written permission of the manufacturer, closely following any instructions included in their documentation.

7. Smoke control

BS 8214:2026 includes updated recommendations relating to smoke control performance and the sealing of door assemblies. It includes reference to the current European classification system covering Sa3 and Sa4 doors. Particular attention should be given to:

- Condition and continuity of smoke seals
- Threshold arrangements (Sa4)
- Excessive under-door gaps (Sa3)
- Maintenance of smoke control features throughout the door's service life.

Members should understand that effective smoke control is often as important as fire resistance in protecting occupants and maintaining escape routes.

8. Record keeping

Members should maintain records relating to:

- Product certification
- Installation evidence
- Inspection reports
- Maintenance activities
- Repairs and modifications
- Supporting technical assessments

Accurate records support regulatory compliance and help demonstrate that fire safety systems are being actively managed.

9. Member action checklist

Members should:

- ✓ Review existing fire door management procedures against BS 8214:2026
- ✓ Verify that fire doors and components are supported by appropriate certification and technical evidence

- ✓ Maintain documented inspection and maintenance records
- ✓ Ensure installation, repairs and alterations are undertaken by competent persons
- ✓ Adopt a whole-system approach to fire door activities

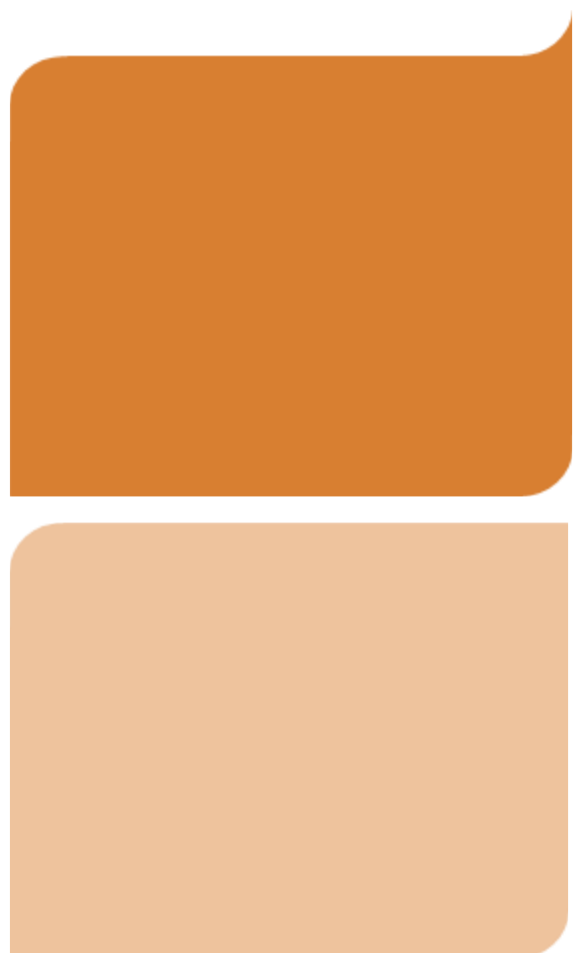
Summary

The objective of BS 8214:2026 is to ensure that fire-resisting and smoke control doors of all materials perform as intended throughout their service life.

Members should ensure that they are always working to a specification provided by a source with overall responsibility for the building to ensure any other requirements are catered for. Ensure competency of all operatives involved in installation, inspection and maintenance of fire doors. Ensure that all work is supported by appropriate evidence, and record keeping, whilst providing the relevant information to the client in accordance with current legislation. Maintain their role in helping ensure the continued protection of building occupants and property.



Notes:



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