

# FD20 Fire doors (England and Wales)

(November 2024) (Second issue – supersedes May 2022)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

## Limitations

This note provides guidance on NHBC requirements where FD20 fire doors are required within dwellings i.e. either within a single family dwelling house or a within an individual flat, to comply with building regulations requirement B1.

## Question

What do NHBC require where FD20 fire doors are required by the building regulations (England and Wales) following the withdrawal of Building Control Alliance (BCA) Technical Guidance Note 9 'Fire Doors in Dwellings'?

## Considerations

- Building regulation requirements for FD20 fire doors?
- Are FD20 fire doors available?
- If FD20 doors are not available what do NHBC require?
- Can a fire door frame and fire door be used to achieve FD20 fire resistance when they have not been tested together?

## Answer

The building regulations defines the required minimum period of fire resistance a door is required to achieve, dependent upon a given design. In addition, the building regulations stipulates the tests required to demonstrate a doors fire performance.

Where a fire door is required by the building regulations, this includes the complete door assembly, whether assembled on site or delivered as a completed assembly, consisting of the door frame, leaf or leaves, essential hardware, edge seals and glazing, and any integral side panels. Together these components form the fire door, defined as a 'fire doorset' within the approved documents England.

Where the building regulations requires a minimum of a FD20 fire doorset and these are not available to purchase, a fire doorset capable of exceeding the minimum requirement should be selected, typically a FD30 fire doorset.

Where a FD30 fire doorset is purchased to meet a building regulation requirement to provide a FD20 fire doorset, the FD30 fire doorset must be installed in strict accordance with the manufacturers guidance to achieve the FD30 fire doorset performance, in order to ensure the minimum FD20 requirement is met.

From the 1st July 2022 NHBC will only accept fire doorsets which meet the requirements of the building regulations. Separate door frames and doors which have not been tested together will not be acceptable.

# FD20 Fire doors (England and Wales)

(November 2024) (Second issue – supersedes May 2022)

## Overview of testing requirements

All fire doors should meet the requirements of the building regulations, based on one of the following:-

- Fire resistance in terms of integrity, for a period of minutes, when tested to BS 476-22

OR

- All fire doorsets should be classified in accordance with BS EN 13501-2 tested to the relevant European method from the following:
  - i. BS EN 1634-1
  - ii. BS EN 1634-2
  - iii. BS EN 1634-3

Reference should be made to the building regulations, in order to fully understand the criteria for fire doors and to ensure compliance.

Testing of fire doorsets should be undertaken by a testing laboratory accredited by the United Kingdom Accreditation Service (UKAS) or an equivalent national accreditation body belonging to the European co-operation for Accreditation (EA), who are accredited for the tests they carry out.

Where a fire doorset has been assessed under a product certification scheme and forms part of an extended application assessment, the product certification body should be accredited for their certification scheme, by a National Accreditation Body belonging to the EA, typically UKAS in the UK.



**NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP**  
**Tel: 0344 633 1000 Web: nhbc.co.uk**

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website [nhbc.co.uk](http://nhbc.co.uk) or your NHBC product documentation.