

# Regulation 10 Flat Entrance Door Self-Inspection

FD30S compliance checklist for leaseholders, RTM directors and managing agents — aligned with the Building Safety Act 2025.

**How to use this checklist:** Walk to your flat front door, work through each section, and tick Pass or Fail. Photograph any Fail items. If two or more items fail, your door is unlikely to meet Regulation 10 / FD30S — book a certified inspection.

## 1. Door leaf & frame

| # | Check                                                                                   | Pass                     | Fail                     | Notes |
|---|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Door leaf is solid, with no visible splits, warping or burn-through marks               | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | Door frame is securely fixed to the structural opening                                  | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | No unauthorised holes, repairs or modifications to the leaf                             | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 4 | Door is the correct FD30S type (look for plug, label or certification mark on top edge) | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 5 | Paint build-up on edges does not exceed 1mm                                             | <input type="checkbox"/> | <input type="checkbox"/> |       |

## 2. Gaps & alignment

| # | Check                                                                   | Pass                     | Fail                     | Notes |
|---|-------------------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Gap between door leaf and frame is 2-4mm at the top and sides           | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | Gap at the threshold is no more than 8mm (3mm if no smoke seal at base) | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | Door closes flush into the frame from any angle                         | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 4 | No daylight visible around the closed door                              | <input type="checkbox"/> | <input type="checkbox"/> |       |

## 3. Intumescent & smoke seals

| # | Check                                                       | Pass                     | Fail                     | Notes |
|---|-------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Intumescent strips fitted in groove on door or frame        | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | Strips are continuous, undamaged and not painted over       | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | Cold smoke seals (brush or fin) intact along jambs and head | <input type="checkbox"/> | <input type="checkbox"/> |       |

|   |                                             |                          |                          |  |
|---|---------------------------------------------|--------------------------|--------------------------|--|
| 4 | Seals make full contact when door is closed | <input type="checkbox"/> | <input type="checkbox"/> |  |
|---|---------------------------------------------|--------------------------|--------------------------|--|

#### 4. Hinges & ironmongery

| # | Check                                                       | Pass                     | Fail                     | Notes |
|---|-------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Three CE/UKCA-marked fire-rated hinges fitted               | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | All hinge screws fully engaged (no missing or short screws) | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | Door handle and lock operate smoothly                       | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 4 | Letterbox is fire-rated (if fitted) and correctly installed | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 5 | Spy-hole / viewer is fire-rated certified type              | <input type="checkbox"/> | <input type="checkbox"/> |       |

#### 5. Self-closing device

| # | Check                                                            | Pass                     | Fail                     | Notes |
|---|------------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Self-closer fitted and operational                               | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | Door closes fully and engages the latch from any opening angle   | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | Closer is not damaged, leaking or disconnected                   | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 4 | No wedges, hold-open devices or props in use (unless fire-rated) | <input type="checkbox"/> | <input type="checkbox"/> |       |

#### 6. Glazing (if present)

| # | Check                                                        | Pass                     | Fail                     | Notes |
|---|--------------------------------------------------------------|--------------------------|--------------------------|-------|
| 1 | Glazing is fire-rated (Pyroglass / Pyroshield or equivalent) | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 2 | Intumescent beading is intact around glazed panel            | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 3 | No cracks or damage to glazing                               | <input type="checkbox"/> | <input type="checkbox"/> |       |

**Need a certified inspection?** Upload your photos at [r-10.co.uk/pricing](https://r-10.co.uk/pricing) and receive a Building Safety Act 2025-aligned FD30S certificate within 48 hours from £25 per door.