

Doorset Maintenance Category Key

Doorsets play a critical role in safety, security, and compliance across buildings. Over time, wear, damage, or poor installation can compromise their performance, particularly where fire safety, access control, or regulatory standards are involved. To manage remedial or corrective works effectively, it is useful to categorize tasks by both the level of risk they pose to compliance and the skill level required to complete them. This approach ensures that minor adjustments are handled efficiently, while high-risk interventions are undertaken by certified specialists.

Tier 1 – Low Skill Level

Minor, low-risk works that can typically be carried out by general maintenance staff or trained caretakers.

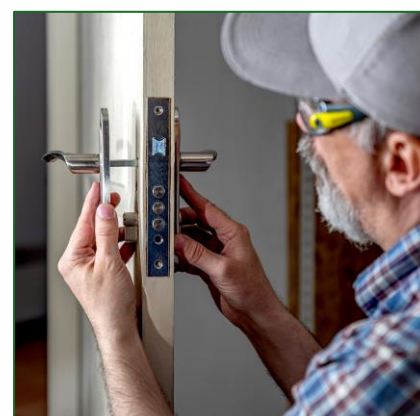
- Tightening or replacing loose door handles, hinges, or screws.
- Adjusting door closers so the doors for correct self-closing action
- Adjusting and lubricating hinges and latches for smooth operation.
- Fitting or adjusting signage and kickplates
- Cleaning intumescent seals, glazing beads, or vision panels.
- Minor re-decoration (painting, varnishing) where it does not affect compliance components.
- Replacing or reattaching doorstops, door thresholds or kick plates.



Tier 2 – Moderate Risk / Intermediate Skill Level

Corrective works that affect compliance but can be carried out by trained facilities teams or competent joiners.

- Replacing damaged intumescent or smoke seals like-for-like.
- Adjusting or replacing door closers to ensure correct self-closing action.
- Replacing glazing (fire-rated glass only, using certified systems).
- Repairing or replacing locks, latches, or panic hardware to maintain secure and compliant operation.
- Refitting door leaf into frame to correct gaps or misalignment
- All actions in Tier 1



Tier 3 – High Risk / Specialist Skill Level

High-risk works that directly impact compliance and require specialist contractors with certification/qualifications.

- Full replacement of fire doors or doorsets
- Remediation of structural openings and fire-stopping beyond the frame.
- Complex remedial works on oversized or non-standard doorsets.
- Installation of new doorsets requiring certification (fire, acoustic, security) Remediation involving electronic access control integration with fire performance.
- Repairs to doors and frames, as allowed in the manufacturers certificate
- All actions in Tier 1 & 2

