

Understanding The Importance Of Correct Installation For Fire-Rated Glazing.

Overview

Selecting the correct fire-rated glazing system is only part of the process. Even a fully tested product can fail to achieve its intended fire performance if it is installed incorrectly.

BS 8214:2026 provides practical guidance on the installation and maintenance of fire-resisting doorsets, associated glazing and building hardware. Although it isn't a fire test standard, it reinforces good installation practice and reflects the increased focus on competence, quality assurance and documentation introduced by the Building Safety Act 2022.

For contractors, installers and specifiers, understanding the principles of BS 8214 helps reduce the risk of non-compliant installations and costly remedial work.

What Is BS 8214?

BS 8214 is a **Code of Practice** covering the installation and maintenance of fire-resisting doorsets, associated glazing and building hardware.

Unlike **BS EN 1634-1**, which explains how products are fire tested, BS 8214 focuses on how those products should be installed and maintained to achieve the level of performance demonstrated during testing.

It provides practical guidance rather than introducing new fire resistance requirements.

Why Was It Updated?

The latest edition reflects significant changes across the construction industry, particularly following the introduction of the Building Safety Act 2022.

Greater emphasis is now placed on:

- Competence.
- Quality assurance.

- Accurate documentation.
- Following manufacturer instructions.
- Maintaining reliable installation records.

While these have always represented good practice, they are now central to demonstrating compliance.

Installation Starts Before Products Arrive

Successful installations begin well before work starts on site.

Items that should be confirmed during the planning stage include:

- Accurate site measurements.
- Supporting construction.
- Opening tolerances.
- Access for delivery and glazing.
- Glass weights.
- Fire stopping requirements.
- Interfaces with adjacent construction.

Resolving these issues early reduces the likelihood of site alterations and programme delays.

Follow the Tested Details

Every fire-rated glazing system is supported by fire test evidence relating to a specific construction.

That evidence typically defines:

- Frame construction.
- Glass specification.
- Fixing methods.
- Glazing materials.
- Edge cover.

- Maximum approved sizes.
- Suitable supporting construction.

These details are not suggestions. Altering them without supporting technical evidence may place the installation outside the scope of the tested system.

Where site conditions differ from the tested application, technical advice should always be sought before proceeding.

Supporting Construction Matters

The wall or partition surrounding a fire-rated glazing system is an important part of the installation.

Many systems are tested within specific forms of construction such as masonry, concrete or fire-rated partition systems.

Changing the supporting construction without confirming compatibility can affect the evidence supporting the installation.

For this reason, installers should always verify that the proposed system is suitable for the substrate into which it will be fixed.

Competence Is More Than Experience

BS 8214 reinforces the importance of competent installation.

Competence isn't simply about years spent on site. It also includes understanding why installation details matter and recognising when technical advice is needed.

This includes the ability to:

- Interpret drawings.
- Follow manufacturer instructions.
- Identify unsuitable site conditions.
- Record installation information.
- Recognise when proposed changes require approval.

A well-installed fire-rated glazing system depends as much on knowledge as workmanship.

In Practice

Many remedial issues arise not because the product is defective, but because small site changes are made

during installation.

Examples include:

- Using alternative sealants because specified products are unavailable.
- Relocating fixings to avoid hidden services.
- Reducing edge cover to suit an uneven opening.
- Replacing damaged components with visually similar alternatives.

These decisions are often made with good intentions but may not be supported by the available fire test evidence.

When unexpected site conditions arise, seeking technical advice before making changes is usually the safest and most cost-effective solution.

Key Points

- BS 8214 provides guidance on the installation and maintenance of fire-resisting doorsets and associated glazing.
- Correct installation is essential to achieving the performance demonstrated during fire testing.
- Supporting construction forms part of many tested systems.
- Competence includes knowledge, documentation and quality assurance as well as practical installation skills.
- Early planning helps reduce site issues and improve compliance.

Relevant Standards

- **BS 8214:2026** – Code of Practice for fire-resisting doorsets, associated glazing and building hardware.
- **BS EN 1634-1** – Fire resistance testing for doorsets, shutters and openable windows.
- **BS EN 1364-1** – Fire resistance testing for non-loadbearing glazed elements.
- **BS EN 13501-2** – Fire classification of construction products and building elements.
- **Building Safety Act 2022.**

Disclaimer

This guide provides general information on the principles of BS 8214:2026. It should not replace manufacturer installation instructions, project-specific fire strategies or supporting fire test evidence. Every installation should be completed in accordance with the tested details applicable to the system being installed.