



## South Cambridgeshire District Council's

### Fire Safety Standards for Houses in Multiple Occupation of up to two Storeys

This guidance document covers the fire safety for a flat, bungalow or house of either single or two storey construction. Further fire safety maybe required if the flat is within a building.

#### **Shared House of Traditional Construction**

*Where the property is occupied by an identifiable group of sharers as a joint tenancy. All tenants will have exclusive use of all parts of the house including the bedrooms therefore no locks on bedroom doors. There is only one tenancy.*

<b>Fire detection and alarm system</b>	<p>Grade D1; LD2 system</p> <p>An interlinked mains wired operated fire alarm and detection system with smoke and heat alarms, each with a <b>tamper-proof</b> standby supply consisting of a battery or batteries, should be installed to the British Standard 5839 Part 6 2019.</p> <ul style="list-style-type: none"> <li>• Smoke alarms are to be installed in all escape routes on all levels including cellars</li> <li>• Smoke alarms are to be installed in principle habitable rooms (i.e. bedrooms and shared room)</li> <li>• Heat detector is to be installed in the kitchen</li> </ul> <p>All detectors to be interlinked together to form one system.</p>
<b>Maintenance and testing</b>	<p>Monthly testing of the fire alarm system by a competent person which is to be recorded in a logbook.</p> <p>On completion of any works, any outstanding defects should be reported to the owner and a servicing certificate should be issued.</p> <p>It is recommended that this is checked annually by a competent person as recommended by the equipment's installation manual.</p>

<b>Escape Routes</b>	<p>There is no requirement for a 30 minute protected route but the escape route should have sound, traditional construction with well-constructed and close fitting doors to every room.</p> <p>It is strongly recommended to have a 30 minute fire door with rebated smoke seals, intumescent strips and a self-closer fitted between the kitchen and the hallway.</p> <p>Fire doors are to be installed and maintained in accordance with BS476 part 22 (BS EN 1634 Part 1 EU standard).</p> <p>No requirement for additional fire resistance but walls and floors should be of sound, traditional construction. 30 minute fire separation is required between the cellar and ground floor.</p>
<b>Lighting to Escape Route</b>	Conventional lighting required.
<b>Gas or Electric Meters/ distribution Boards</b>	If these are sited within the escape route then they are to comply with current regulations and it is good practice to be enclosed in fire resisting construction.
<b>Final Exit Door</b>	The final exit doors must be openable with a thumb turn lock i.e. a YALE lock or similar. This door cannot be locked with a key from the inside.
<b>Fire Blanket</b>	To be fixed to the wall in the shared kitchen 1.5m above the floor.

## Bedsit House in Multiple Occupation of Traditional Construction

*Where the property is occupied by individuals who share a kitchen and bathroom but do not have exclusive use of all parts of the house. Each bedsit will have a lock on the door and this room is let under its own individual tenancy.*

<b>Fire detection and alarm system</b>	<p>Grade D1; LD2 system</p> <p>An interlinked mains wired operated fire alarm and detection system with smoke and heat alarms, each with a <b>tamper-proof</b> standby supply consisting of a battery or batteries, should be installed to the British Standard 5839 Part 6 2019.</p> <ul style="list-style-type: none"><li>• Smoke alarms are to be installed in all escape routes on all levels including cellars</li><li>• Smoke alarms are to be installed in in principle habitable rooms (i.e. bedrooms and shared room)</li><li>• Heat detector is to be installed in the kitchen</li></ul> <p>All detectors to be interlinked together to form one system.</p>
<b>Maintenance and testing</b>	<p>Monthly testing of the fire alarm system by a competent person which is to be recorded in a logbook.</p> <p>On completion of any works, any outstanding defects should be reported to the owner and a servicing certificate should be issued.</p> <p>It is recommended that this is checked annually by a competent person as recommended by the equipment's installation manual.</p>
<b>Escape Routes</b>	<p>A 30 minute protected route is required including 30 minute fire doors to all bedrooms, kitchens and shared rooms.</p> <p>All 30 minute fire doors are to be fitted with rebated smoke seals, intumescent strips and a self-closing devise so the door closes fully onto the timber stops.</p> <p>Fire doors are to be installed and maintained in accordance with BS476 part 22 (BS EN 1634 Part 1 EU standard).</p> <p>No requirement for additional fire resistance but walls and floors should be of sound, traditional construction. 30 minute fire separation is required between the cellar and ground floor.</p>

<b>Lighting to Escape Route</b>	Conventional lighting required. Emergency lighting required if the route is long or complex or there is no borrowed light.
<b>Gas or Electric Meters/distribution Boards</b>	If these are sited within the escape route then these are to comply with current regulations and is good practice to be enclosed in fire resisting construction.
<b>Cupboards within the escape route</b>	To be either (a) half-hour fire resistant, self-closing and kept locked shut when not in use or (b) kept empty and locked. A fire notice with the words "Keep locked shut" should be displayed on the door.
<b>Final Exit Door</b>	All bedroom and final exit doors must be openable with a thumb turn lock i.e. a YALE lock or similar. This door cannot be locked with a key from the inside.
<b>Fire Blanket</b>	To be fixed to the wall in the shared kitchen 1.5m above the floor.

### **Further Information**

If your property has an untraditional layout or has cooking facilities in each room then this may be deemed to be a higher risk HMO and further guidance will need to be provided.

Please contact Environmental Health to discuss either of the above further with an Officer.