



South Cambridgeshire District Council's

Fire Safety Standards for Houses in Multiple Occupation of three or four Storeys

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.

<p>Fire detection and alarm system</p>	<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 tamper-proof 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"> • Smoke alarms are to be installed in all escape routes on all levels including cellars • Smoke alarms are to be installed in principle habitable rooms (i.e. bedrooms and shared rooms) • Heat detector is to be installed in the kitchen <p>All detectors to be interlinked together to form one system.</p>
<p>Maintenance and testing</p>	<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 manufacturers instructions.</p>
<p>Escape Routes</p>	<p>A 30 minute protected route is required including 30 minute fire doors to</p> <ul style="list-style-type: none"> • all bedrooms

	<ul style="list-style-type: none"> • kitchen • shared rooms <p>All 30 minute fire doors are to be fitted with rebated smoke seals, intumescent strips and a self-closing device 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>Any glazing in the protected route must be replaced with fireproof glass.</p> <p>No requirement for additional fire resistance to walls and floors so long as these are of sound, traditional construction. 30 minute fire separation is required between the cellar and ground floor.</p>
Lighting to Escape Route	<p>Emergency lighting maybe required if the route is long or complex or there is no borrowed light.</p> <p>Conventional lighting required.</p>
Gas or Electric Meters/ distribution Boards	<p>If these are sited within the escape route then they are to comply with current regulations and is good practice to be enclosed in fire resisting construction.</p>
Cupboards within the escape route	<p>To be either (a) half-hour fire resistant, self-closing and kept locked shut when not in use or (b) kept empty and locked.</p> <p>A fire notice with the words "Keep locked shut" should be displayed on the door.</p>
Final Exit Door	<p>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.</p>
Fire Blanket	<p>To be fixed to the wall in the shared kitchen 1.5m above the floor.</p>
Fire Signage	<p>Fire safety signage required on complex routes.</p>

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.

Fire detection and alarm system	<p>Grade A, LD2 system</p> <p>An interlinked mains wired operated fire alarm and detection system with smoke and heat alarms, each with a tamper-proof standby supply consisting of a battery or batteries, should be installed to the British Standard 5839 Part 6 2017.</p> <ul style="list-style-type: none">• Smoke alarms are to be installed in all escape routes on all levels• Smoke alarms are to be installed in bedrooms, shared rooms and cellar• Heat detector is to be installed in the kitchen <p>All detectors to be interlinked together to form one system.</p>
Maintenance and testing	<p>Weekly testing of the fire alarm system by a competent person which is to be recorded in a logbook.</p> <p>Every 6 months for servicing of the system by a competent person and records held as stated in BS 5839-1: 2017.</p> <p>On completion of any works, any outstanding defects should be reported to the owner and a servicing certificate should be issued.</p>
Escape Routes	<p>A 30 minute protected route is requiring 30 minute fire doors to</p> <ul style="list-style-type: none">• all bedrooms• kitchen• shared rooms <p>All 30 minute fire doors are to be fitted with rebated smoke seals, intumescent strips and a self-closing device so the door closes fully onto the timber stops.</p> <p>Any glazing in the protected route must be replaced with fireproof glass.</p> <p>Fire doors are to be installed and maintained in accordance with BS476 part 22 (BS EN 1634 Part 1 EU standard).</p>

Lighting to Escape Route	Emergency lighting maybe required if the route is long or complex or there is no borrowed light. Conventional lighting required.
Gas or Electric Meters/ distribution Boards	If these are sited within the escape route then they are to comply with current regulations and is good practice to be enclosed in fire resisting construction.
Cupboards within the escape route	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.
Final Exit Door	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.
Fire Blanket	To be fixed to the wall in the shared kitchen 1.5m above the floor.
Fire Signage	Fire safety signage required on complex routes.

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.

If your HMO property is above a commercial premises then 60 minute fire separation may apply.

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