

- Occupying two storeys - Grade D, LD3 system with interlinked mains wired smoke alarms in the flat internal hallway and additional interlinked heat alarm with integral battery backup in the kitchen and lounge.

## Emergency Lighting

Emergency lighting operates automatically when the normal lighting fails in order to aid safe escape.

By fitting light bulbs with different fittings in the communal and tenanted parts, theft of light bulbs from the conventional lighting may be reduced.

The emergency lighting system should be designed to cover escape routes, exits, intersections of corridors, near fire alarm call points, near fire fighting equipment, stairway enclosures and changes in floor level and direction.

- Up to two storeys conventional lighting will usually be adequate.
- HMOs of three to four storeys it may be appropriate when the escape route is long or complex or where there is little or no borrowed light.
- HMOs of five or more storeys emergency lighting will be required.

## Fire Doors

Fire doors are to be certified 1/2 hour fire resisting (FD30s) and hung with three 1/2 hour fire rated hinges with a maximum gap of 4mm between the door and frame. The doorframe must be either certified 1/2 hour fire resisting or of substantial construction fitted tight and securely to supporting walls. All fire doors must incorporate intumescent heat and smoke seals to jambs and door head, seals to comply with BS EN 1634, BS 476-22 or BWF certified. All fire doors (except those to lockable cupboards and voids) to be maintained effectively self closing by a certified 1/2 hour fire rated self-closing device that will effectively fully close the door from any angle, closing devices to comply with BS EN 1154. Door locks must be readily operable from inside rooms without the use of a key. Letterbox openings in fire doors are to be lined with proprietary intumescent seal.

- Required on all entrance doors to flats and bedsit rooms.
- Non fire resisting glazed doors or flimsy 'egg box' hollow infill type doors are not acceptable.
- In some circumstances an hour fire door may be appropriate.

## Fire Fighting Equipment

In kitchens provide a 1m x 1m, BS 6575 or equivalent compliant, fire blanket and a suitably located small dry powder extinguisher which is BS EN 3-7 compliant.

Signage and Notices

In larger HMOs (over 3 storeys), those with complex or unusual layouts and those with multiple exits, signage will be required.

- Fire doors that are likely to be left open should have the works 'Fire Doors Keep Shut' displayed.
- Locked cupboards and meters in the escape route to have the words 'Fire Door Keep Locked' displayed.

## Inspection and Testing

All apparatus and devices provided for fire safety must be maintained in working order. The landlord must ensure that they (or a responsible person) undertake regular inspections and servicing is undertaken and any defects rectified immediately. It is good practice to test the fire alarm system and emergency lighting at the same time each week and to test different detectors or call points each time, merely testing the sounders from the panel is not sufficient. The fire extinguishers and fire doors should also be checked regularly. All checks should be recorded. In addition a full service and testing of the emergency lighting and automatic fire alarm system by a fire safety engineer should be carried out annually. A servicing certificate should be issued by the engineer and should be kept in the records for the property.

If you would like further information, advice or to make a formal complaint please contact the Property Standards Officer on 01386 565341 or email [privatesectorhousing@wychavon.gov.uk](mailto:privatesectorhousing@wychavon.gov.uk).

# WYCHAVON

## Fire Safety



A guide for Landlords

Fire safety precautions are important for all tenures and types of residential property. All occupiers whether they are owners or tenants should know what to do in case of a fire and how to safely evacuate the building.

An assessment of the fire risks should be undertaken to identify the precautions required at the property. Fire safety precautions consist of smoke alarms, heat detectors, and primary fire fighting equipment such as fire blankets and fire extinguishers as well as a clear escape route. Some properties may also require additional precautions such as fire doors, smoke detectors in bedrooms, 60 minute fire separation, emergency lighting, and additional signage. The purpose of the alarm system is to alert occupants and enable them to move to a place of safety whilst the escape routes are clear of smoke.

## Basic Fire Safety

- Discourage use of portable gas or liquid heaters
- Ensure that the electrical installation is regularly checked. It is recommended that this is carried out every 5 years.
- Only provide fire resistant furniture.
- Ensure regular maintenance of all fire apparatus and fire alarms
- Keep escape routes free from obstruction
- Provide a sensible internal layout
- Fire resistant surface finishers
- Inspect property regularly for disrepair.

## Fire Safety Guidance

### 1. Unoccupied cellars;

- These should have interlinked mains wired smoke alarm with integral battery back up.

### 2. Properties occupied by a single household;

- No more than 4 storeys – Grade D, LD3 system with interlinked mains wired smoke alarms with integral battery back up located on the escape route of all floors.

- 5 + storeys – Grade A, LD3 system with detection throughout the common parts and in the kitchen.

### 3. Shared Houses (communal living and one tenancy agreement for the whole house);

- No more than 4 storeys – Grade D, LD3 system with interlinked mains wired smoke alarms with integral back up located on the escape routes for all floors and lounge as well as an interlinked heat detector in the kitchen.
- 5 + storeys – Grade A, LD2 system detection throughout the escape route and all risk rooms including living rooms and kitchens.
- Properties with 5 floors will either require lobby protection to all floors except the top floor or a secondary means of escape from the top floor. Properties with 6 floors will require lobby protection to all floors except the top floor and a secondary means of escape from the top two floors.

### 4. Bedsit type Houses (Unlikely to have a communal lounge or dining room, each accommodation unit will be let to individuals who will live independently with locks on the room doors);

- Up to two storeys; Grade D, LD2 system with interlinked mains wired smoke alarms with integral battery back up located throughout the escape route.
- Cooking facilities in the bedsits – install interlinked heat detectors with integral battery as well as a non interlinked smoke alarm with integral battery.
- Cooking facilities in a shared kitchen interlinked mains wired smoke alarms with integral battery back up are to be installed within each bedsit and interlinked heat detectors with integral battery back up to be located within each communal kitchen.
- 3 + storeys; Grade A, LD2 system with interlinked mains wired smoke alarms with integral battery back up located throughout the escape route.
- Cooking facilities - interlinked heat detectors with integral battery back up as well as a Grade D non interlinked smoke alarm with integral battery back up.

- Cooking facilities in a shared kitchen - interlinked mains wired smoke alarms with integral battery back up in each bedsit and interlinked heat detectors with integral battery back up to be located within each communal kitchen.
- Properties with 5 floors will either require lobby protection to all floors except the top floor or a secondary means of escape from the top floor. Properties with 6 floors will require lobby protection to all floors except the top floor and a secondary means of escape from the top two floors.

### 5. Houses/Buildings Converted into Flats;

- Up to two storeys – Grade D, LD2 system with coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) and Grade D, LD3 coverage in each flat (non interlinked) in the room/lobby opening onto the escape route
- 3+ storeys - Grade A, LD2 interlinked coverage in the common areas and a heat alarm in each flat opening onto the escape route and Grade D coverage in each flat (non interlinked) in the room/lobby opening onto the escape route to protect the sleeping occupants of the flat.
- Additional smoke alarms may be required in rooms that present a high fire risk to occupants. 30 minute self closing fire doors with intumescent strips and cold smoke seals are required on all rooms of the flat opening onto the escape route. There is no requirement for fire doors within the flat.
- 5+ storeys – same fire detection as a 3+ storeys with additional 30 minute fire doors to all risk rooms within the flat.

### 6. Flats in Multiple Occupation;

- 30 minute self closing fire door with smoke seals and intumescent strips on the entrance door to the flat.
- Occupying a single storey – Grade D, LD3 system with interlinked mains wired smoke alarms in the internal hallway and additional interlinked heat alarm with integral battery backup located in the kitchen.