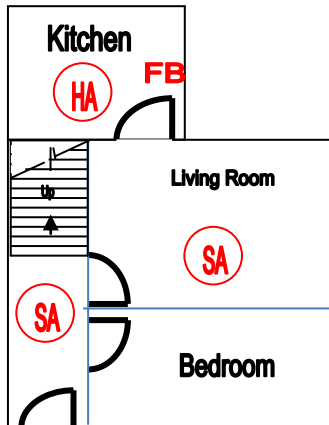


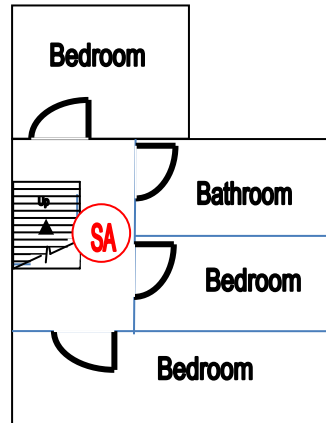
Summary fire precaution standards in licensable HMOs

2 storey shared house - Standard layout

Ground floor



First floor



SA = smoke alarm

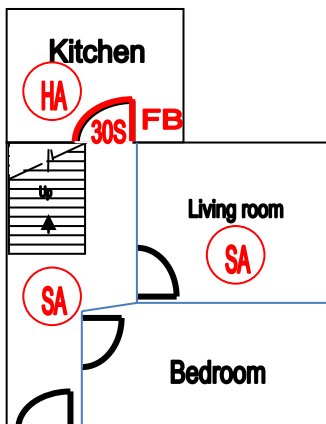
HA = heat alarm

FB = fire blanket

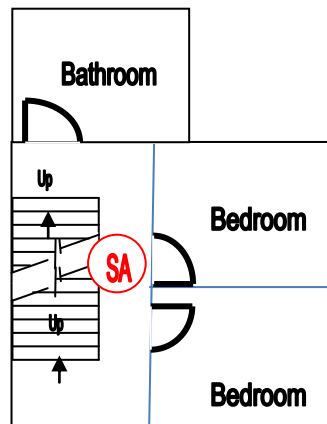
Locks - All locks on the escape route (e.g. bedroom and front door) must be openable from the inside without the use of a key e.g. thumb turn locks.

3 storey shared house – standard layout

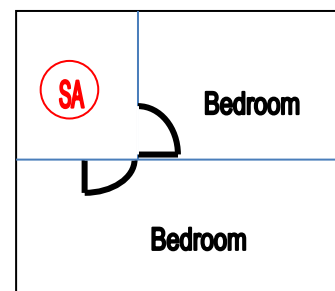
Ground floor



First floor



Second floor



30S = 30 minute fire resistant door with heat and smoke seals and a self-closing device.

SA = smoke alarm

HA = heat alarm

FB = fire blanket

Locks - All locks on the escape route (e.g. bedroom and front door) must be openable from the inside without the use of a key e.g. thumb turn locks.

Important notes

This summary is meant as an example of the standards that are required; this is not a comprehensive guide to fire precautions. It is important to remember that all individual properties have to be considered on their own merits and therefore additional works may be needed following an inspection and assessment of risk.

All partitions, walls, under side of stairs and ceilings should be sound and in good condition providing reasonable fire resistance. Electrical consumer units and meters will usually need to be boxed in fire resistant material.

All smoke alarms and heat alarms must be mains wired with battery back-up and interlinked together. They must be compliant with BS 5839: Part 6 2004.

Properties with a non-standard layout (see examples below) may require significantly more fire precautions.

Examples of non-standard layouts

- Where the living room is open to the stairs or the stairs come down into the living room;
- a bedroom is accessed through another room;
- there is mixed commercial and residential use;
- the means of escape e.g. landings and stairs are used for other purposes.

This summary should be read in conjunction with:

- The Standards for licensed HMOs
- LACORS National Fire Safety Guidance