

## **SPECIFIC GUIDANCE FOR SHARED HMOs in BACK TO BACK PROPERTIES WHERE THE PRINCIPAL ENTRY OR EXIT TO/FROM THE PROPERTY IS VIA A RISK ROOM.**

This document is intended as a specific guide for persons who own, manage or control 'shared' - houses in multiple occupation (HMO) where the entry or exit to/from the property is through a room presenting a high fire risk e.g. lounge, kitchen. Such layouts are common in back to back properties.

This document details only the means of escape in case of fire and other fire precaution measures necessary for the type of HMO mentioned above in reducing the hazard of fire to an acceptable level.

The standards and guidance relating to amenities, space etc should be established from document 'B' and document 'G' outlining the specific and general guidance for shared HMOs respectively.

This guidance suggests measures for the most typical layouts encountered in such properties within this District however it is not intended to cover every possible layout. Where a particular layout does not fit into the types addressed below, the person responsible will be required to carry out a risk assessment to identify additional or alternative measures. This may be done with further consultation with officers from the Council's HMO team.

### **5.0 Means of escape in case of fire and other fire**

#### **1.1 Three Storey Back to Back Shared House with up to four occupiers (the stairs exit via the Living room and the kitchen off the living room)**

##### **1.1.1 Fire Detection**

To give early warning of fire there should be provided a fire detection and alarm system in the premises to British Standard 5839-Part 6: 2004 Grade D type LD2 system. This system is primarily for the protection of life.

Areas to be covered:

- i. Heat detectors – Kitchens
- ii. Smoke detectors – Escape route at all levels, living room and any basement/cellar

### **1.1.2 Emergency Lighting**

Conventional lighting is required. The requirement for emergency lighting should be based on a risk assessment taking account of travel distances and/or complex layout.

### **1.1.3 Escape route**

30 minutes fire protected route at first and second floor level with 30 minutes fire resisting construction.

FD30, fire doors without smoke seals or self closers required to risk rooms at first and second floor levels.

Escape window from first floor level

Where the house is occupied on a low risk basis it may be possible to relax the requirement for 30 mins fire resisting construction through out the escape route and FD30 doors at first floor and second floor level. This is dependent on sound, traditional construction and sound well constructed and close fitting conventional doors

The door to the kitchen and door separating ground and first floor must be FD30S in all cases

Where the requirements for an escape window cannot be met, alternative precautions may include construction of a 30 minute protected route through the house to the final exit door, 60 minutes fire separation between ground and first floors and conditions relating to arrangements for calling the fire service such as a fire alarm linked to the fire brigade or monitoring agency.

The installation of a water suppression system may also be considered in high risk cases.

### **1.1.4 Fire Separation**

30 mins fire separation between ground and first floor FD30s across staircase between grounds to first floor.

Where there is an unused cellar or basement the escape route above should be protected by 30 minutes fire-resisting materials. The entire ceiling in occupied basement should be capable of providing 30 minutes of fire resistance.

### **1.1.5 Fire Fighting Equipment**

Fire blanket to be provided in the kitchen.

### **1.1.6 Fire Safety Signs**

No requirement

### **1.1.7 Surfaces and floor Coverings**

Refer to 5.4.5 of Document G

### **1.1.8 Management**

Recommend that all doors are kept closed at night.

### **1.1.9 General**

- a. Whole Stair Lighting – the staircase lighting should be such that the operation of a switch at any floor level operates the whole stairway lighting. This may be on a timing device.
- b. Escape window – The window specification must meet the appropriate Building Regulation and must be easily accessible in the case of an emergency. Where the window is located in a bedroom, the door to the room must not be capable of being locked.

## **2.0 Management**

- 1.2 Refer to 6.0 of document G for summary of the general management responsibilities.