Guidance Notes on Fire Precautions & Means of Escape
1 and 2 Storey Shared Houses in Multiple Occupation
(Sharing kitchen, lounge & bathroom facilities. Tenants should be on a single tenancy agreement*)

Tenure*

- A single tenancy refers to a group of people who rent the whole property together as joint tenants for the duration. They will invariably be students, work colleagues or friends who each have their bedroom and share the kitchen, dining room, lounge, bathroom, W.C. and all other parts of the house.

Doors

- Provide the internal entrance door to the kitchen with a 30-minute fire door provided with a combined intumescent strip and smoke seal, three hinges and an overhead self-closing device.
- Provide the entrance door to the lounge with a 30-minute fire door provided with a combined intumescent strip and smoke seal, three hinges and an overhead self-closing device.
- Provide the entrance door to the dining room (or any other risk room which is not occupied at night) with a 30-minute fire door provided with combined intumescent strip and smoke seal, three hinges and an overhead self-closing device.
- Either ensure all bedrooms have an escape window in accordance with Approved Document B – Fire Safety, of the current Building Regulations, OR replace all bedroom doors with 30-minute fire doors.
- All exit doors must be secured so that they can be opened from the inside without the use of a key or draw bolt. If a mortice lock is provided to the door for security purposes, it may be replaced with a ‘Euro Lock’ to achieve this standard.
- All doors are to be provided with a catch and associated keep to enable the door to remain closed tight to latch.
- Any plastic door furniture should be replaced by non-combustible type.

Fire Detection / Prevention

- Single point, mains-operated, interlinked detectors complying with BS:5839:Part 6 Grade D which must be installed as follows;
  - Heat detector in the kitchen area
  - Smoke detector in the lounge area
  - Smoke detector in the dining room (or any other risk room which is not occupied at night)
  - Smoke detector in the ground floor hall area
  - Smoke detector in the first floor hall area
The cupboards used for storage under the stairs or within the escape route, should either be constructed and lined with fire-resisting materials and provided with a 30-minute fire door OR be emptied and screwed shut or be removed completely. The door should have a notice affixed 'KEEP LOCKED SHUT'.

Provide the kitchen with a fire blanket size 1.2m x 1.2m which complies with BS EN:1869. It should be hung approximately 1.5m above the floor.

Staircases, hallways and landings should be kept free of portable heaters or other combustibles. LPG heaters are not permitted in the property.

Electric meters located within the escape route should be enclosed by a 30-minute fire-resisting structure. The door should have a notice affixed 'KEEP LOCKED SHUT'.

Management

Fire detection should be tested monthly by the occupants and six-monthly and/or at the beginning of each tenancy by the landlord in accordance with the manufacturer’s instruction, including cleaning out any dust or debris. A record of the testing should be kept.

Fire blankets should be checked annually by the landlord and replaced if used or damaged.

Recommended Additional Fire Detection

Single point detectors complying with BS:5839: Part 6 Grade F: fitted with 10-year lithium batteries installed as follows;

- Smoke detectors in all bedrooms

**NB:** The above recommendation is a requirement where the tenants are on separate tenancy agreements.