

Fire Safety requirements for single and two storey HMOs



Escape routes

Should allow occupants from all parts of the building to reach a place of safety outside the building without passing through a higher risk area. 30-minute protected route is required, including 30-minute fire-resisting construction and FD30S fire doors to all kitchens, living rooms and bedrooms.

The escape route should be kept free of obstructions and combustible materials at all times. Flammable surfaces such as polystyrene ceiling tiles and heavy flock wallpapers should be removed. The standard of installation of the fire doors is crucial, see page 45 of the Mandatory HMO Licensing Scheme. Travel distance to a place of safety must not be excessive, generally no more than 9m.

Fire separation

No requirement for additional fire-resisting separation between units, but walls, ceilings and floors should be of sound, traditional construction. Gas and electric meters located in the escape route should be contained in cupboards providing 30 minutes fire resistance. Panels over doors should provide 30 minutes fire resistance.

Fire detection and alarm system

Mixed system Grade D, LD2 system

- interlinked mains wired smoke alarms with integral battery back-up located throughout the escape route, and -

Where cooking facilities are sited within the individual lettings:

- interlinked heat alarms with integral battery back-up located in each individual letting; and
- additional non-interlinked smoke alarm with integral battery backup located in each individual letting.

Where cooking facilities are sited in shared kitchen, not within individual lettings:

- interlinked smoke alarms with integral battery backup located in each individual letting;
- interlinked heat alarms with integral battery back-up located in each communal kitchen; and
- additional interlinked smoke alarms with integral battery back-up located in any cellar.

Lighting of escape routes

Emergency escape lighting required only if the route is long or complex or where there is no effective borrowed light

Conventional artificial lighting required

Firefighting equipment

Fire blanket to be provided in shared kitchens and every room with cooking facilities.

Fire safety signs

Signage along escape route if the escape route is complex

Notes:

This guidance note is to provide general advice as to the fire precautions that are likely to be required under the City of Lincoln Council's Scheme for Mandatory Licensing of Houses in Multiple Occupation.

1. The fire precautions required in any individual HMO may vary depending on a number of factors including the size and layout of the property and whether it is part of commercial or other non-domestic premises.
2. The HMO licence holder is responsible for providing and maintaining appropriate fire safety measures.
3. The council will consider proposals from applicants for HMO licences for alternative fire safety measures where they are supported by Fire Risk Assessments carried out by competent persons together with appropriate tenancy agreements, gas, and electrical safety reports.
4. Applicants will be invited to make formal representations on alternative fire safety measures as part of the consultation process when draft HMO licences are issued.

Non-licensed HMOs (less than 5 occupants)

The same general fire safety principles as set out above apply to all dwellings occupied by 3 or more persons who are not all members of the same household.

The council has powers to require appropriate fire precautions and installation of smoke alarm systems in non-licensed HMOs if necessary.