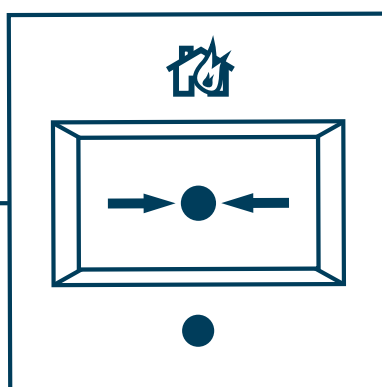


Fact File 72



Fire Industry Association



Fire Detection & Alarms

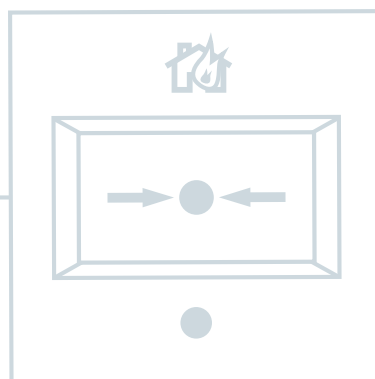
Smoke and Carbon Monoxide Alarm (England) Regulations 2015

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NEW LEGISLATION FOR PRIVATE LANDLORDS ON PROVISION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN RENTED DWELLINGS

Summary

The Regulations place duties on landlords in the private rented sector in England to ensure that smoke alarms and carbon monoxide alarms are appropriately installed in occupied rented dwellings, and to make sure that such alarms are in proper working order at the start of a new tenancy.

What is required?

- A working smoke alarm must be installed on each storey of a dwelling
- A working carbon monoxide alarm must be installed in every room containing a solid fuel burning appliance. Note: this requirement does not apply where the solid fuel appliance was installed prior to October 2010. Building Regulations applies to any new or replacement solid fuel appliance installed after October 2010. See information below.

When is it required?

- The new legislation comes into force on 1 October 2015
- The alarms must be in working order at the start of each new tenancy

Who does it affect?

- All dwelling houses let by private landlords in England only
- The requirements do not apply to an HMO or other dwelling licensed by a local authority as the requirements under the terms of the existing licence will already exceed the minimum requirements detailed above

What will happen if I ignore the regulations?

- Your local authority can issue an enforcement notice giving you 28 days to conform
- If you do not comply with the enforcement notice you can be fined up to £5000

Which standards should you conform to?

- The DCLG have stated that they do not propose to publish new guidance for landlords on how you can meet the new legislation. It is therefore assumed that guidance already in existence in Building Regulations Approved Documents, BS 5839-6 and BS EN 50292, provide sufficient information for you to meet the requirements

EXISTING GUIDANCE DOCUMENTS BY DWELLING TYPE: NEW BUILD, SOME EXTENSIONS AND CONVERSIONS

In this type of property, Building Regulations will apply. There are different Approved Documents for smoke alarms and carbon monoxide alarms. The details are below:

Smoke alarms

If the property is new, has been converted from another use, or has had specified extensions, Building Regulations Approved Document B will apply.

The requirements are as follows:

Mains powered smoke alarms with a back-up supply must be installed in the escape routes of the property – typically hallways and landings. Where the kitchen area is not separated from the stairway or escape route by a door, there is an additional requirement for a compatible heat alarm in the kitchen area interlinked with the smoke alarms. Installation of the system should be in accordance with BS 5839-6.

Carbon monoxide alarms

Where a new installation or replacement of a solid fuel appliance takes place after October 2010, Building Regulations Approved Document J will apply.

The requirements are as follows:

A CO alarm with a battery designed to last the life of the alarm and that complies with BS EN 50291 should be fitted in the room where the solid fuel appliance is installed. Alternatively, a mains powered Type A alarm can be installed. Installation and siting should be in accordance with BS EN 50292.

EXISTING PROPERTIES WHERE BUILDING REGULATIONS DO NOT APPLY

Smoke alarms

BS 5839-6 Fire detection and fire alarm systems for buildings – Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises, applies to both new build and existing dwellings but is more commonly applied to the latter.

It is recommended that a fire risk assessment is carried out to determine the most appropriate fire alarm system to install. Should this not be practicable, Table 1 in the document can be consulted for the minimum recommended system for a range of different property types. The most common types are as follows:

Single family dwelling and shared houses of 1, 2 and 3 storeys with no floor greater than 200sqm in area.

Mains powered smoke alarms with a back-up supply should be installed in the escape routes of the property - typically hallways and landings. The alarms should be interlinked.

Installation and siting should be in accordance with the recommendations of BS 5839-6:2013.

BS 5839-6 should be consulted for additional information on other property types.

Carbon monoxide alarms

Where a solid fuel appliance in a dwelling was installed prior to 2010 there is no requirement under the legislation to fit a CO alarm. However, the installation of a CO alarm should be considered as good practice wherever a fuel burning appliance of any description – solid fuel, gas, oil, etc – is present in a dwelling. Installation and siting should be in accordance with BS EN 50292.

The Department for Communities and Local Government is providing funding to Fire and Rescue Services for the procurement of sealed for life 10 year battery smoke and CO alarms to be issued to private landlords wishing to meet the minimum requirement under the new legislation.

DISCLAIMER

The information set out in this document is believed to be correct in the light of information currently available but it is not guaranteed and neither the Fire Industry Association nor its officers can accept any responsibility in respect of the contents or any events arising from use of the information contained within this document.



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