

Fire Safety Standards in Houses of Multiple Occupation (HMOs)

Dwellings of 2 storeys or less

Item	PCC Standard
Fire separation (walls/partitions/ceilings).	30 minute protected escape route.
Fire alarm system (type/grade), smoke and heat detectors, siting of detectors.	<p>Dwelling with a shared kitchen: Grade D, LD2 system with interlinked smoke detectors in the escape route, common areas and bedrooms + additional interlinked heat detector in each kitchen.</p> <p>Dwelling with cooking in bedsits: Grade D, LD2 system with interlinked smoke detectors in the escape route and common areas with additional interlinked heat detectors in each bedsit and non-interlinked smoke alarms in each bedsit.</p>
Fire doors.	30 minute Fire doors (complete with self-closers, intumescent strips, cold smoke seals and 3x 100mm heavy duty hinges) to all risk rooms*. Travel distance must not be excessive.
Emergency lighting.	<p>Dwelling with a shared kitchen: Conventional lighting except where route is complex and no effective borrowed light.</p> <p>Dwelling with cooking in bedsits: Conventional lighting (and emergency escape lighting if risk requires or there is no effective borrowed light).</p>
Fire-fighting equipment	Fire blanket in any bedsit with cooking facilities and in any shared kitchen. Multi-purpose extinguisher on each floor in common parts (hallways, landings etc).

**Risk rooms are defined as any room which includes cooking facilities. (NOTE: where a common lounge opens onto the escape route and the kitchen leads from the common lounge, the fire door may be installed on the lounge instead).*

Dwellings of 3 or 4 storeys

Item	PCC Standard
Fire separation (walls/partitions/ceilings).	30 minute protected escape route.
Fire alarm system (type/grade), smoke and heat detectors, siting of detectors.	<p>Dwelling with a shared kitchen: Grade D, LD2 system with interlinked smoke detectors in the escape route, common areas and bedrooms + additional interlinked heat detector in each kitchen.</p> <p>Dwelling with cooking in bedsits: Grade D, LD2 system with interlinked smoke detectors in the escape route and common areas with additional interlinked heat detectors in each bedsit and non-interlinked smoke alarms in each bedsit.</p>

Fire doors.	30 minute fire doors (complete with self-closers, intumescent strips, cold smoke seals and 3x 100mm heavy duty hinges) to all letting rooms, common lounges and kitchens (and boiler cupboards if located on the escape route).
Emergency lighting.	Dwelling with a shared kitchen: Conventional lighting except where route is complex and no effective borrowed light. Dwelling with cooking in bedsits: Conventional lighting (and emergency escape lighting if risk requires or there is no effective borrowed light).
Fire-fighting equipment	Fire blanket in any bedsit with cooking facilities and in any shared kitchen. Multi-purpose extinguisher on each floor in common parts (hallways, landings etc).

Dwellings of 5 or 6 storeys

Item	PCC Standard
Fire separation (walls/partitions/ceilings).	30 minute protected escape route.
Fire alarm system (type/grade), smoke and heat detectors, siting of detectors.	Dwelling with a shared kitchen: Grade A, LD2 system with detection in all bedrooms, kitchens and lounges. Dwelling with cooking in bedsits: Mixed system; Grade A, LD2 in common areas with heat detectors in bedsits (interlinked). Grade D smoke alarms in each bedsit (non-interlinked).
Fire doors.	30 minute fire doors (complete with self-closers, intumescent strips, cold smoke seals and 3x 100mm heavy duty hinges) to all letting rooms, common lounges and kitchens (and boiler cupboards if located on the escape route).
Emergency lighting.	Dwelling with a shared kitchen: Conventional lighting and emergency escape lighting. Dwelling with cooking in bedsits: Conventional lighting and emergency escape lighting.
Fire-fighting equipment	Fire blanket in any bedsit with cooking facilities and in any shared kitchen. Multi-purpose extinguisher on each floor in common parts (hallways, landings etc).