



HMO Network

Standards, legislation and regulation

BS 5839-6:2019



BSI Standards Publication

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

BS 5839-1:2017
Incorporating Corrigendum No.1



BSI Standards Publication

Fire detection and fire alarm systems for buildings

Part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises

British Standards - Fire

Standards & Regulations – – Installation BS 5839 -6

- Originally written in 1995
- Designed to form a complete document covering domestic dwellings
- New edition was published in 2019

➤ **BS 9991:2015**

Complements BS 5839-6 by providing guidance on fire safety in the design, management and use of residential buildings



BS 5839-6:2019+A1:2020 – Table 1

Table 1

Table 1 – Minimum grade and category of fire detection and fire alarm system for protection of life in typical premises

Class of premises	Minimum grade and category of system for installation in:			
	New or materially altered premises		Existing premises	
	Grade	Category	Grade	Category
Rented three-storey house	A	LD2 ^{D)}	D1	LD2 ^{D)}
Owner-occupied ^{C)} four- (or more) storey house	A	LD2 ^{D)}	A	LD2 ^{D)}
Rented four- (or more) storey house	A	LD1 ^{J)}	A	LD1 ^{J)}
Houses in multiple occupation ^{K), L)} (HMOs)				
HMOs of one or two storeys with no floor greater than 200 m ² in area	D1	LD1 ^{J)}	D1	LD2 ^{D)}
Other HMOs:				
Individual dwelling units, within the HMO, comprising a single room, which include cooking facilities (bedsits)	D1 ^{M)}	LD1 ^{J), N)}	D1 ^{M)}	LD1 ^{J), N)}
Individual dwelling units, within the HMO, comprising a single room, which do not include cooking facilities (bedsits)	D1 ^{M)}	LD1 ^{J)}	D1 ^{M)}	LD1 ^{J)}
Individual dwelling units, within the HMO, comprising two or more rooms	D1 ^{M)}	LD2 ^{D)}	D1 ^{M)}	LD2 ^{D)}
Communal areas of the HMO	Grade A, Category LD2, with detectors sited in accordance with the recommendations of BS 5839-1:2017 for a Category L2 system ^{O)}			
Sheltered housing ^{P)}				
Individual dwelling units	D2	LD1 ^{J)}	D2	LD2 ^{Q)}
Communal areas	Grade A in accordance with the recommendations of BS 5839-1:2017 for a Category L4 or L5 system ^{R)}			
Self-catering premises or premises with short-term paying guests	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Supported housing				
Single-storey	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Two or more storeys and not more than four bedrooms	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Two or more storeys and more than four bedrooms	A	LD1 ^{J)}	A	LD1 ^{J)}

^{A)} Including premises with long-term lodgers, but not boarding houses, the latter of which are outside the scope of this part of BS 5839.

^{B)} Houses shared by no more than six persons, generally living in a similar manner to a single family (e.g. houses rented by a number of students).

^{C)} Including premises in which lodgers live as their principal home.

^{D)} Heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room (see 3.28). Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms. The detector in the principal habitable room (but not the kitchen) may alternatively be a carbon monoxide fire detector. However, consideration needs to be given to the potential for false alarms from a smoke detector in the lounge if a kitchen opens directly into, or is combined with, the lounge.

Table 1 – Minimum grade and category of fire detection and fire alarm system for protection of life in typical premises

Class of premises	Minimum grade and category of system for installation in:			
	New or materially altered premises		Existing premises	
	Grade	Category	Grade	Category
Rented three-storey house	A	LD2 ^{D)}	D1	LD2 ^{D)}
Owner-occupied ^{C)} four- (or more) storey house	A	LD2 ^{D)}	A	LD2 ^{D)}
Rented four- (or more) storey house	A	LD1 ^{J)}	A	LD1 ^{J)}
Houses in multiple occupation^{K), L)} (HMOs)				
HMOs of one or two storeys with no floor greater than 200 m ² in area	D1	LD1 ^{J)}	D1	LD2 ^{D)}
Other HMOs:				
Individual dwelling units, within the HMO, comprising a single room, which include cooking facilities (bedsits)	D1 ^{M)}	LD1 ^{J), N)}	D1 ^{M)}	LD1 ^{J), N)}
Individual dwelling units, within the HMO, comprising a single room, which do not include cooking facilities (bedsits)	D1 ^{M)}	LD1 ^{J)}	D1 ^{M)}	LD1 ^{J)}
Individual dwelling units, within the HMO, comprising two or more rooms	D1 ^{M)}	LD2 ^{D)}	D1 ^{M)}	LD2 ^{D)}
Communal areas of the HMO	Grade A, Category LD2, with detectors sited in accordance with the recommendations of BS 5839-1:2017 for a Category L2 system ^{O)}			
Sheltered housing^{P)}				
Individual dwelling units	D2	LD1 ^{J)}	D2	LD2 ^{Q)}
Communal areas	Grade A in accordance with the recommendations of BS 5839-1:2017 for a Category L4 or L5 system ^{R)}			
Self-catering premises or premises with short-term paying guests	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Supported housing				
Single-storey	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Two or more storeys and not more than four bedrooms	D1	LD1 ^{J)}	D1	LD1 ^{J)}
Two or more storeys and more than four bedrooms	A	LD1 ^{J)}	A	LD1 ^{J)}

A) Including premises with long-term lodgers, but not boarding houses, the latter of which are outside the scope of this part of BS 5839.

B) Houses shared by no more than six persons, generally living in a similar manner to a single family (e.g. houses rented by a number of students).

C) Including premises in which lodgers live as their principal home

BS 5839-6:2019+A1:2020 – Table 1

Grade D1, Category LD2^D HMO- 1-2 Storey- Existing

Note D:

- Heat detectors should be placed in every kitchen. A smoke detector should be placed in the principle habitable room. When more than one room may be used as principle habitable room, a smoke detector should be installed in these rooms. However, consideration needs to be given to the potential for false alarms from a smoke detector in the lounge if a kitchen opens directly into, or is combined with, the lounge.



BS 5839-6:2019+A1:2020 – Table 1

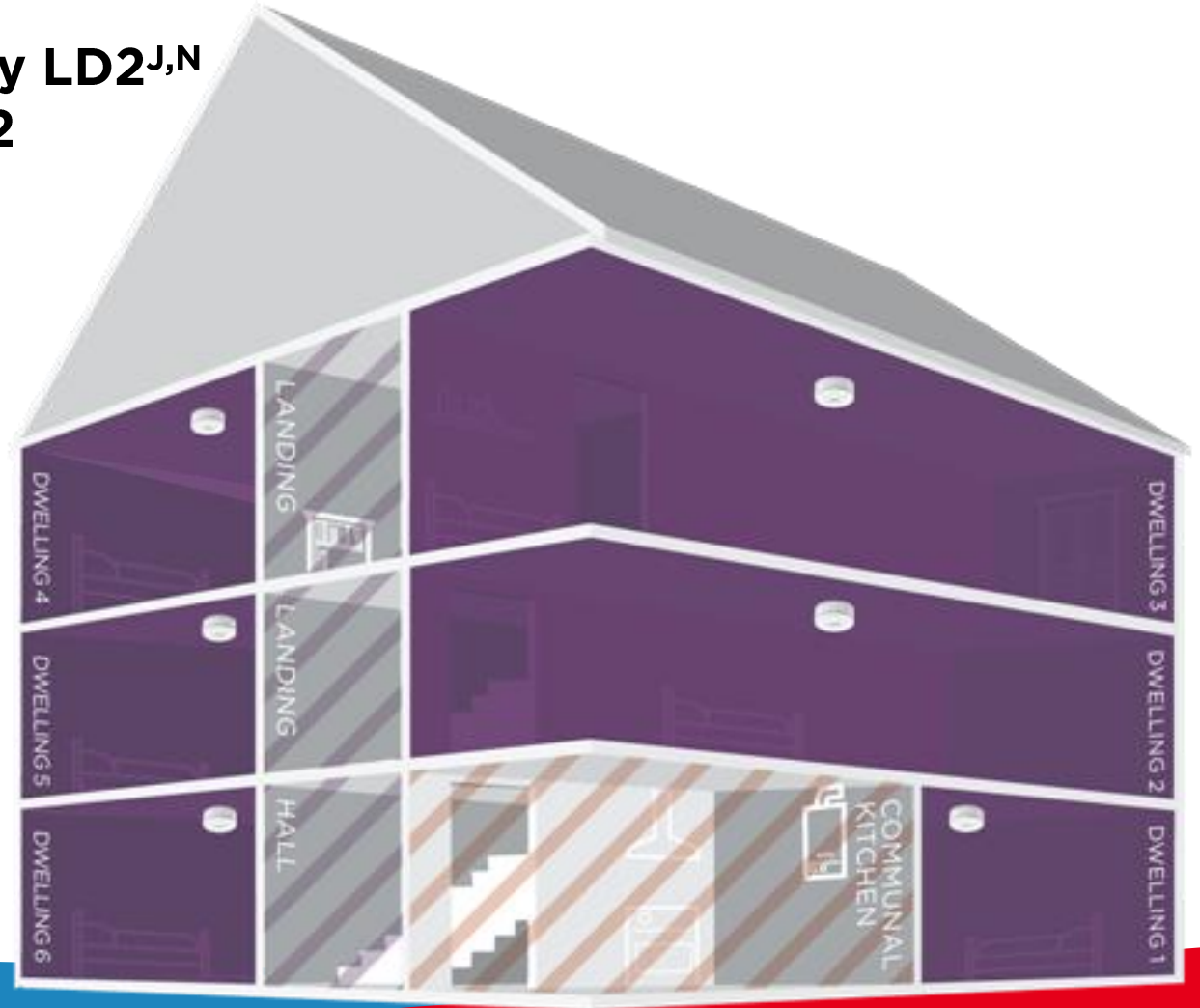
Individual Dwellings - Grade D1, Category LD2^{J,N} Communal Area - Grade A, Category LD2 **HMO – 3+ Storey – Existing**

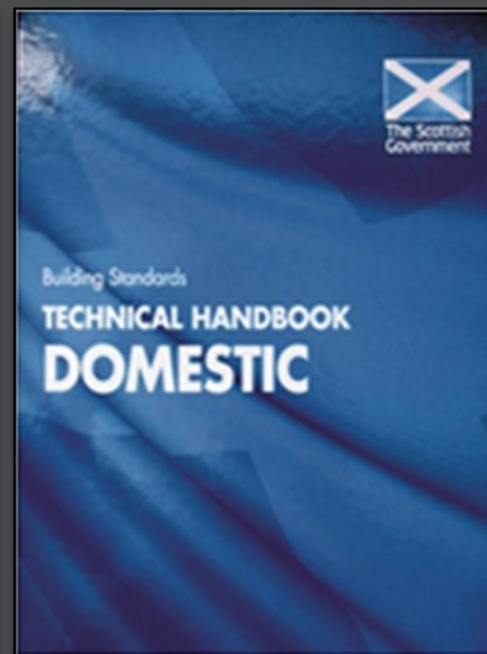
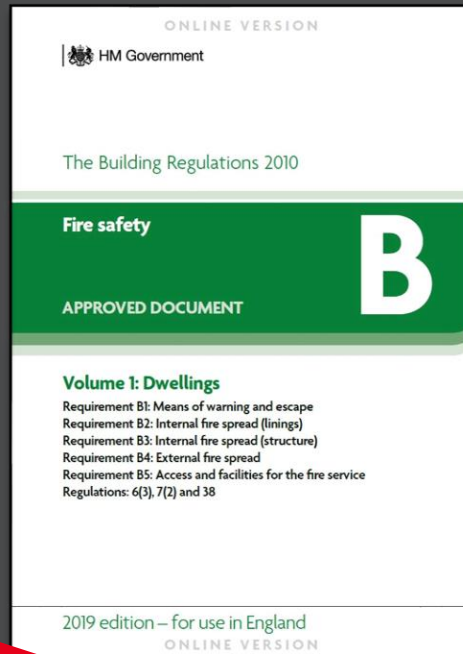
Note J

- Detectors may normally be omitted from roof voids unless there are specific significant hazards such as gas boilers or electrical equipment for photovoltaic systems.

Note N

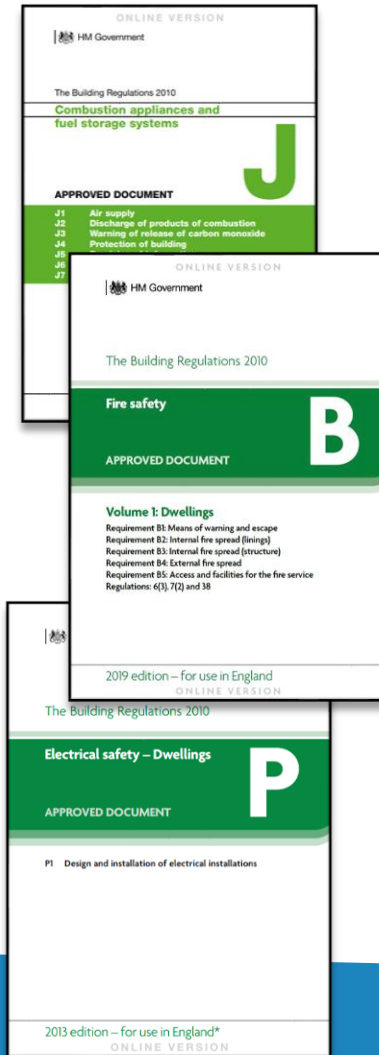
- In individual bedsits which include cooking facilities, a heat or multisensory fire alarm should be fitted. In the case of a multi sensor fire alarm, the provisions of an alarm silence facility would be beneficial.





Building Regulations - Fire

Standards & Regulations – – Installation Building Regs – England/Wales



Approved Document:

Part A - Structure

Part B - Fire Safety

Part C - Site preparation and resistance to contaminants and moisture

Part D - Toxic Substances

Part E - Resistance to the passage of sound

Part F - Ventilation

Part G - Sanitation, hot water safety and water efficiency

Part H - Drainage and Waste Disposal

Part J - Combustion appliances and fuel storage systems

Part K - Protection from falling, collision and impact

Part L - Conservation of fuel and power

Part M - Access to and use of buildings

Part N - Glazing Safety (withdrawn)

Part P - Electrical Safety

Part Q - Security

Part R - Physical infrastructure for high speed electronic communications networks



Approved Document:

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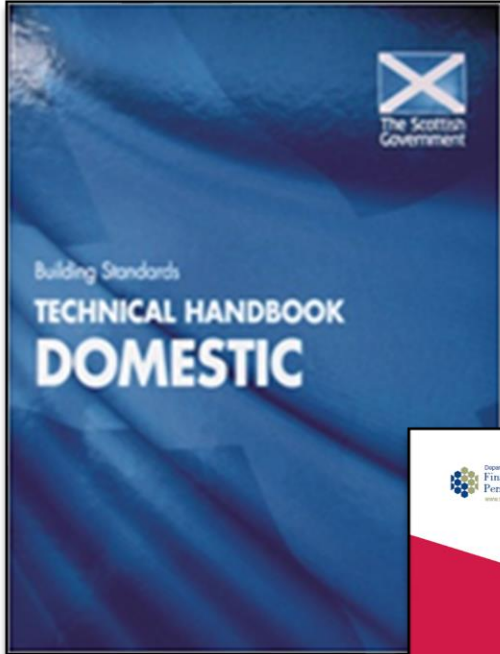
Part R - Physical infrastructure for high speed electronic communications networks

Part B - Fire Safety

Approved Document B states Installation to **BS 5839-6:2019 (Grade D2, Category LD2)**

- Minimum – Grade D2, Category LD3
- Smoke alarms in hallways and landings
- Heat alarm in kitchen if not separated from escape route by a door
- Interconnect all the alarms together either by hard-wire or by a radio signal.

Standards & Regulations – – Installation Building Regs – Scotland/N.Ireland



Scotland

Technical Handbook
(2017) – Domestic

Installation to BS 5839-6:2019 (Grade D, Category LD2)

- Smoke alarms in hallways and landings
- Smoke alarm in principal habitable room(s)
- Heat alarm in kitchen
- Optical and Multi-Sensor alarms recommended
- Ceiling mount only
- All alarms in the property should be interlinked so that if one alarm sounds they all do. This can be achieved by hard-wiring or by the use of RadioLINK interconnection



Northern Ireland

Technical Booklet E
(2012) - Fire Safety

Installation to BS 5839-6:2019 (Grade D, Category LD2)

- Smoke alarms in hallways and landings
- Smoke alarm in principal habitable room(s)
- Heat alarm in kitchen
- Interconnect all the alarms together



Homes (Fitness for Human Habitation) Act 2018

- PART 1**
HOUSING CONDITIONS
CHAPTER 1
ENFORCEMENT OF HOUSING STANDARDS: GENERAL
- New system for assessing housing conditions*
- 1 New system for assessing housing conditions and enforcing housing standards
 - 2 Meaning of "category 1 hazard" and "category 2 hazard"
- Procedure for assessing housing conditions*
- 3 Local housing authorities to review housing conditions in their districts
 - 4 Inspections by local housing authorities to see whether category 1 or 2 hazards exist
- Enforcement of housing standards*
- 5 Category 1 hazards: general duty to take enforcement action
 - 6 Category 1 hazards: how duty under section 5 operates in certain cases
 - 7 Category 2 hazards: powers to take enforcement action
 - 8 Reasons for decision to take enforcement action
 - 9 Guidance about inspections and enforcement action
 - 10 Consultation with fire and rescue authorities in certain cases



The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Q&A Booklet for the Private Rented Sector – landlords and tenants

September 2015
Department for Communities and Local Government



A guide to making your small paying-guest-accommodation safe from fire

A guide to compliance with fire safety law for those responsible for safety in small paying-guest-accommodation

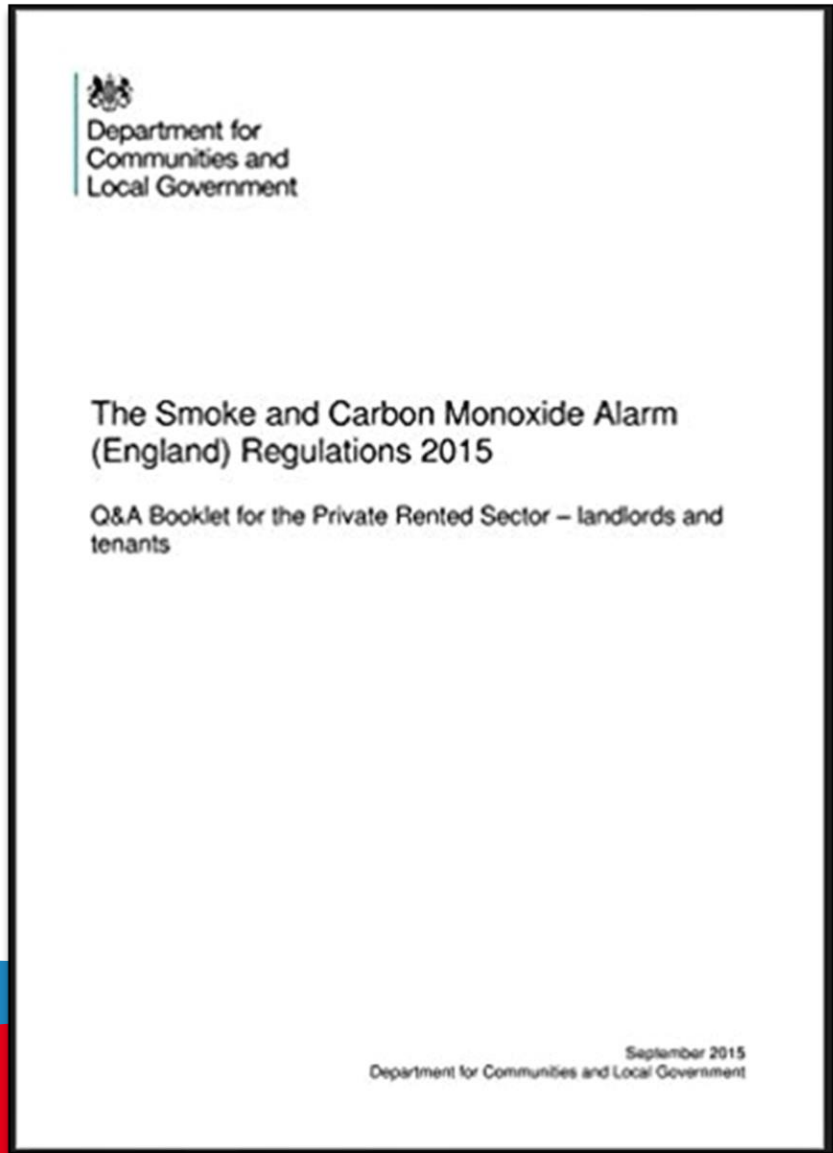


This guidance is issued by the Secretary of State in accordance with Article 50 of the Regulatory Reform (Fire Safety) Order 2005 (the FSO)

Legislation - England

Smoke and Carbon Monoxide alarm England regulations (2022)

- Working smoke alarms are required to be installed on every level of the property
- A working carbon monoxide alarm should be installed in any room with a fuel-burning appliance (excluding cookers)
- Landlords are responsible for the installation and maintenance of all alarms.





GUIDANCE

Fitness of homes for human habitation: guidance for landlords

Explains what landlords must do from 15 July 2022 to ensure their property is in good repair and fit for human habitation.

First published: 13 January 2022

Last updated: 2 March 2022

Legislation - Wales

Legislation – Fitness for Human Habitation Act (Wales)



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Go to <https://gov.wales/fitness-homes-human-habitation-guidance-landlords.html> for the latest version.
Get information on copyright.

Fire alarm requirements

- Ensure the presence of smoke alarms in proper working order
- Smoke alarm to be fitted on every storey of the dwelling
- Alarms to be connected to mains supply and interlinked with all other smoke alarms within property
- Alarms should be tested whilst carrying out repair or electrical testing within property
- Landlords should consider if more alarms are required (such as heat alarm in kitchen).
- Additional alarms can be battery powered
- Recommended guidance is provided in BS 5839-6



Legislation – Fitness for Human Habitation Act (Wales)



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Carbon Monoxide alarm requirements

- Ensure that a Carbon Monoxide alarm is present in any room containing a combustion appliance such as solid fuel, oil, or gas
- The placement of carbon monoxide alarms should be considered carefully.
- The guidance accompanying carbon monoxide alarms should be followed carefully, including noting the expiry date of the alarm
- Alarms can be mains or battery powered

**Practical Fire Safety Guidance
for Existing Premises with
Sleeping Accommodation**

Scottish Government
Riaghaltas na h-Alba



**Housing (Scotland) Act
2014**

2014 asp 14

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately

£16.00

Corrected Edition - September 2015

Legislation - Scotland

Legislation – Housing (Scotland) Act – Tolerable Standard

Legislation in Scotland

- Legislation extends high standard of protection in private rented housing - to all homes
- Amended in 2019 – focus on fire and CO

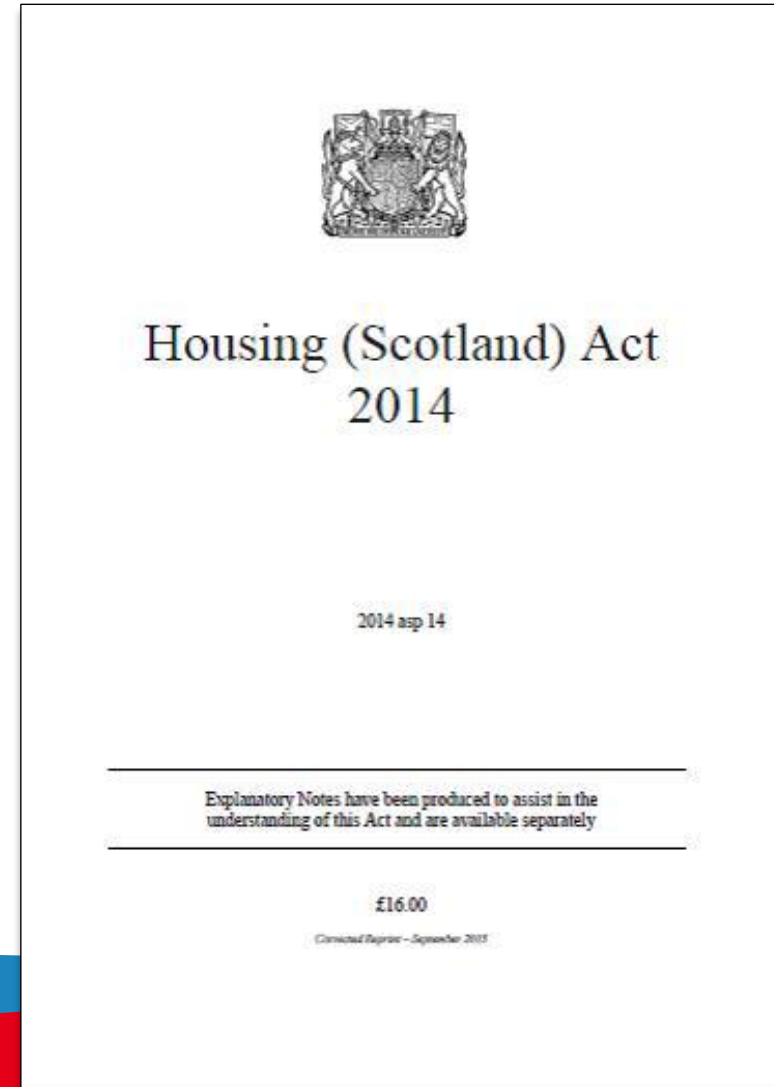
Alarm requirements

- One **smoke alarm** installed in room most frequently used for general daytime living purposes
- One **smoke alarm** in every circulation space on each storey, such as hallways and landings
- One **heat alarm** installed in every kitchen
- All alarms should be interlinked
- **CO detectors** fitted where there is a carbon-fuelled appliance or a flue

Alarm types

- Sealed long-life battery alarms or mains-wired alarms

Compliance deadline February 2022





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