

FIRE SAFETY PRINCIPLES IN RENTED ACCOMMODATION

	Conventional Escape route in sound construction	Sound, solid Close Fitting Doors	Means of Escape Window Alternative	30 minute Protected Route of Escape	Fire doors FD30	Sound basement separation	30 minute basement separation including soffit & spandrel	Sound unit separation	30 minute flat separation	Interlinked Grade D LD3 Battery Backup	Interlinked Grade D LD3 Plus Battery Backup	Interlinked Grade D LD2 Battery Backup	Monitored Grade A LD2 including manual alarm with break glass points	Non Interlinked Grade D Smoke Alarm Battery Backup	Emergency Lighting	Whole Stairway Lighting	Fire Fighting Equipment	Signs on esc route
Single household 1/2 storey	Yes only where low risk	Yes	Yes	Yes only where high risk	Yes only where high risk	Yes	No	N/A	N/A	Esc route & any cellar	No	No	No	No	No	No	Fire Blanket Recommended	No
3/4 storey	Yes only where low risk	Yes	No	Yes only where high risk	Yes only where high risk	Yes	Yes - incl FD30S to basement door	N/A	N/A	Esc route & any cellar	No	No	No	No	No	No	Fire Blanket Recommended	No
Category B HMO Shared Household 1/2 storey	Yes only where low risk	Yes	Yes for living room & kitchen	Yes only where high risk	Yes only where high risk	Yes where low risk	Yes - including FD30S on basement door only where high risk	N/A	N/A	No	Esc route, lounge & cellar & interlinked heat alarm in kitchen	No	No	No	No	No	Fire Blanket Fire Extinguishers Recommended	No
3/4 storey (Normal risk)	No	No	No	Yes	Yes - No Smoke seals	No	Yes - including FD30S on basement door	N/A	N/A	No	Esc route, lounge & cellar & interlinked heat alarm in kitchen	No	No	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire Blanket Fire Extinguishers Recommended	Only if esc route is complex
3 storey (Low risk)	Yes	Yes	Either Means of Escape Window as secondary escape or LD2 alarm	No	No	No	Yes - including FD30S on basement door	N/A	N/A	No	Esc route, lounge & cellar & interlinked heat alarm in kitchen	No	No	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire Blanket Fire Extinguishers Recommended	Only if esc route is complex
Bedsits 1/2 storeys	No	No	No	Yes	Yes - with smoke seals	No	Yes - including FD30S on basement door	Yes	N/A	No	No	Esc route, bedsits where no cooking, cellar & heat alarm in shared kitchen. Where cooking in bedsits, then heat alarm instead of smoke alarm	Yes in bedsit rooms with cooking facilities	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire blankets in kitchens & bedsits with cooking facility required Fire Extinguishers Recommended	Only if esc route is complex
3/4 storeys	No	No	No	Yes	Yes with smoke seals	No	Yes - including FD30S on basement door	Yes	No	No	No	Esc route, bedsits where no cooking, cellar & heat alarm in shared kitchen. Where cooking in bedsits, then heat detector instead of smoke detector	Yes in bedsit rooms with cooking facilities	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire blankets in kitchens & bedsits with cooking facility required Fire Extinguishers Recommended	Only if esc route is complex
Self Contained flats 2 storey (see inner rooms section if applicable)	Yes within flat if in single occupation	Yes within flat unit if in single occupation	Yes - living room and bedroom	Yes in the common areas	Yes in common areas with smoke seals	No	Yes - including FD30S on basement door	Yes- low risk	Recommended	No	No	Common areas and heat alarm in each flat in lobby/ room opening onto esc route	Yes in lobby/ room opening onto esc route	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire blanket Recommended Fire Extinguishers Recommended	No
3/4 storey (see inner rooms section if applicable)	Yes within flat if in single occupation	Yes within flat if in single occupation	No	Yes in the common areas	Yes in common areas with smoke seals	No	Yes - including FD30S on basement door	Yes- low risk	Recommended	No	No	Common areas and heat alarm in each flat in lobby/ room opening onto esc route	Yes in lobby/ room opening onto esc route	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire blanket Recommended Fire Extinguishers Recommended	Only if esc route is complex
Self-Contained Flat in Multiple Occupation only (not whole building) Occupying 1 storey only	Yes within flat - no inner rooms accepted	Yes - within flat	No	No	Yes -to flat entrance door	Yes	Yes - including FD30S on basement door	Yes	Yes	No	Yes within flat only-lobby or hall & heat alarm in kitchen	No	No	No	No	No	Fire blanket	No
Occupying 2 storeys	Yes within flat no inner rooms accepted	Yes within flat	No	No	Yes - to flat entrance door	Yes	Yes - including FD30S on basement door	Yes	Yes	No	Yes within flat only- flat esc route and lounge and heat alarm in kitchen	No	No	Only if esc route is long, complex & no borrowed light	No	No	Fire blanket	Only if esc route is complex
Back-to-back (single household) 2 storey	If can be provided see single household section	Yes where fire doors not specified	Yes Required in all cases	From Ground Floor to upper levels incl soffit and spandrel	FD30S at foot of ground floor stairs and kitchen	Yes & sound door to basement stair	No	N/A	N/A	No	Yes - all floor levels incl lounge & any cellar & heat alarm in kitchen	No	No	No	No	No	Fire Blanket Recommended	No
3 storey	If can be provided see single household section	Yes where fire doors not specified	Yes Required in all cases	From Ground Floor to upper levels incl soffit and spandrel	FD30S at foot of ground floor stairs and kitchen	No	Yes - incl FD30S to basement door	N/A	N/A	No	Yes - all floor levels incl lounge & any cellar & heat alarm in kitchen	No	No	No	No	No	Fire Blanket Recommended	No
Back-to Back (shared) 2 storey	If can be provided see single household section	Yes	Yes Required in all cases - no lock on the room door	From Ground Floor to upper levels incl soffit and spandrel	FD30S at foot of ground floor stairs and kitchen	Yes & sound door to basement stair	No	N/A	N/A	No	Yes - all floor levels incl lounge & any cellar & heat alarm in kitchen	No	No	Only if esc route is long, complex & no borrowed light	No	No	Fire Blanket	No
3 storey	If can be provided see single household section	No	Yes Required in all cases - no lock on the room door	From Ground Floor to upper levels incl soffit and spandrel	FD30S to ground floor stairs & FD30 no smoke seals to all rooms at 1st and 2nd floors	No	Yes - incl FD30S to basement door	N/A	N/A	No	Yes - all floor levels incl lounge & any cellar & heat alarm in kitchen	No	No	Only if esc route is long, complex & no borrowed light	Yes	Yes	Fire blanket	No