



Legislation & Standards

Fire & **Carbon Monoxide**





England

Smoke & CO Legislation



Requirements for Smoke Alarms

- All landlords are required to install at least one smoke alarm on each storey of their properties, where there is a room used for living accommodation.
- Any smoke alarms installed must comply with BS EN 14604.



Requirements for Carbon Monoxide Alarms

- All landlords must install Carbon Monoxide (CO) alarms in any room of a property that contains a fuel burning appliance. Cookers are excluded, however, the use of CO alarms in rooms with a fuel burning cooker is still recommended within BS EN 50292.
- Landlords can use battery or mains-powered alarms; there is, however, no requirement for CO alarms to be interconnected.



Scotland

The Tolerable Standard

Within Scotland, new regulations came into effect in 2022 which state fire alarms must be interlinked, this can be achieved via cabling methods or wireless. These changes apply to ALL existing homeowners and landlords.

The standard requires:



Smoke & Heat Alarms

- Smoke alarms in every circulation space on each storey, such as hallways and landings and in the room most frequently used for general living purpose.
- Heat alarms installed in every kitchen.
- All fire alarms should be interlinked either by hardwiring or radio frequency.



Carbon Monoxide Alarms

- Carbon Monoxide alarms to be fitted where there is a fuel burning appliance or a concealed or exposed flue.



Wales

The Renting Homes Act

As of 2022, regulations ensure that all rented properties in Wales, private and social, are fit for human habitation, including the provision of an adequate fire and Carbon Monoxide (CO) alarm system.



Smoke & Heat Alarms

- Landlords should refer to BS 5839-6:2019+2020 for the recommended installation of the required smoke alarms.
- There must be a working smoke alarm on every storey of a property, e.g. hallway and landing. These alarms must be mains powered and interlinked.
- A landlord may also consider installing a heat alarm in the kitchen and smoke alarms in other high risk areas.



Carbon Monoxide Alarms

- A Carbon Monoxide alarm must be installed in any room which has a gas, oil or any other fuel burning appliance, **including cookers.**



Northern Ireland

The Private Tenancies Act

From 2022 in Northern Ireland:

Private landlords are required to install and keep in working order:



Smoke & Heat Alarms

- A sufficient number of fire alarms to give warning in the event of a fire.



Carbon Monoxide Alarms

- A sufficient number of Carbon Monoxide (CO) alarms to give warning should there be CO present.

Tenants are required to:

- Take proper care of the installed alarms.
- Make good any intentional or accidental damage sustained to the installed alarms.



Scan here to check out Aico TV, our handy YouTube channel for technical videos and FAQs.

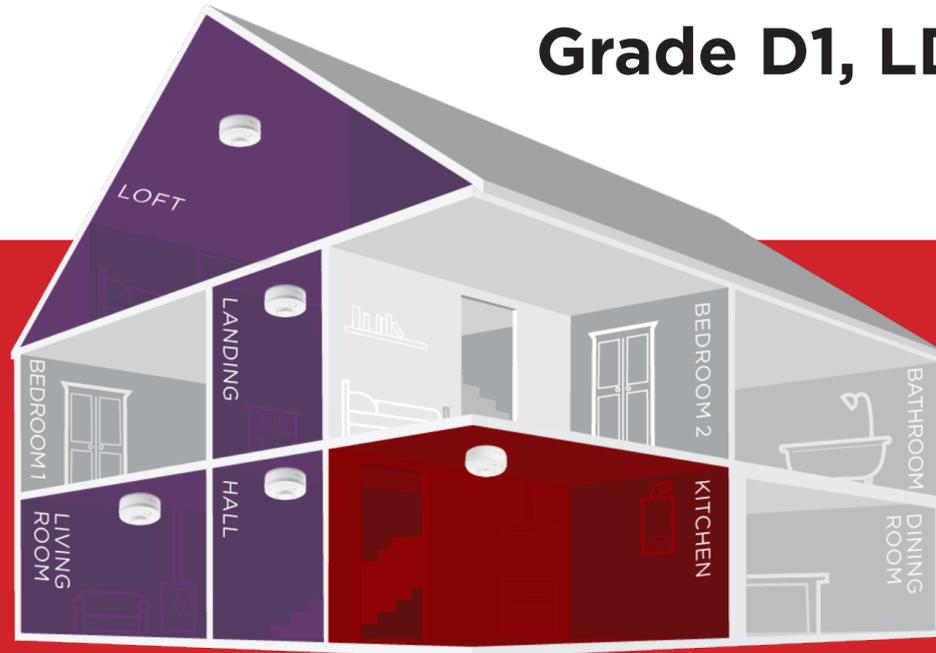




British Standards

BS 5839-6:2019+A1:2020

Grade D1, LD2



Mains powered smoke alarms have been found to be more reliable than battery powered smoke alarms.

Source: England Home Office Fire Stats 2020

Rented - New Build/Existing

Heat alarms should be installed in every kitchen. A smoke alarm should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke alarm should be installed in each of these rooms. Alarms may be omitted from roof voids unless there are specific significant fire hazards such as gas boilers or electrical equipment.

Grade **D1**  

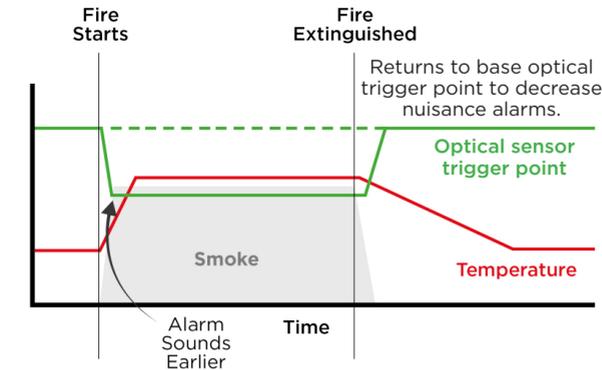
A system of one or more mains powered alarms, each with a tamper-proof back-up battery. Due to tamper-proof back-up power source, Grade D1 alarm systems will lead to less callouts.

TAB



Why choose a Multi-Sensor?

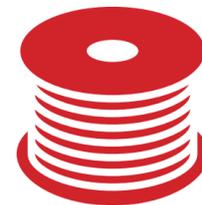
- Limit nuisance alarms
- Cut down call outs
- Improve tenant satisfaction & safety
- 10 year life span
- Reduce installation costs with one alarm



When a fire starts and an increase in heat is detected, our Multi-Sensor technology will adjust its thresholds to respond faster.



Wiring & Certification



Wiring Regulations BS 7671 signpost to BS 5839-6 for fire detection and alarm systems. Guidance in BS 7671 should be taken into design consideration.



All major electrical certification associations including NICEIC, SELECT and ECA all recommend to follow BS 5839 as a best practice guide.



Table One

Owner Occupied
New Build (2-3 Storey)
Grade D2, LD2^o



Grade **D2**

A system of mains-powered alarms, each with a back-up battery.

Heat alarms should be installed in every kitchen. A smoke alarm should be installed in the principal habitable room.

Self Catering Accommodation & Supported Housing
New/Materially Altered
Grade D1, LD1^l



Grade **D1**

A high protection system. Alarms may normally be omitted from roof voids unless there are specific significant fire hazards such as gas boilers or electrical equipment.

Sheltered Housing
New/Materially Altered



Individual Dwellings
Grade **D2**

Category LD1^l

Communal Area
Grade **A**

Category L4/L5

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

HMO
Existing (1-2 Storey)
Grade D1, LD2^o

Grade **D1**



Existing (3+ Storey)
Individual Dwelling

Grade D1, LD2^o

Grade **D1**



Categories

LD1 - High Protection

LD2 - Medium Protection

LD3 - Low Protection



Testing and Maintenance



All systems other than Grade A should be tested monthly.



Smoke and Heat alarms may be tested via a test button or remote switch.

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For further support, contact your local Relationship Manager.



Scan here for more information

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