Bristol City Council
Fire Safety Standards for Licensable Houses in Multiple Occupation (HMOs)
February 2023

The following standards need to be met in order to comply with HMO licensing conditions. Alternatively, a fire risk assessment completed by a competent person, can be submitted to the Council for approval and must include a fire door to the kitchen. This is a requirement of The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 SCHEDULE 3 Regulation 8 'Prescribed standards for deciding the suitability for occupation of an HMO by a particular maximum number of households or persons ' Paragraph 3(b)(ix). Please note - additional works may be required where a property is situated within a larger building. For example, works to interlink the fire detection system between separate units within a building and to provide fire detection to communal areas.

The number of storeys in the tables below relate to the individual licensed property. When calculating the number of storeys, please count the furthest floor from the final exit. For example, a property with a basement, ground (final exit), first and second floor is counted as three-storey. One with a basement, lower ground, ground (final exit) and first floor is counted as two-storey.

For properties of five or more storeys, or for properties where there is a floor greater than 200m^2 in area, please contact us: private.housing@bristol.gov.uk

The following fire precautions are applicable to all licensable HMOs:

Walls / Partitions on the escape route	Walls / partitions on an escape route are required to be of 30-minute fire-resisting construction.
Separation between Units* *Part of the HMO occupied by a single household. This includes bedrooms and bed/living rooms in shared houses or flats, bedsits and self-contained flats (where all basic amenities are provided for exclusive use of that household)	Walls and floors to be of sound, traditional construction.
Properties with Basements / Lower Ground Floors	Require 30-minute separation from the rest of the property, by providing a 30-minute fire door at the top or bottom of stairs and 30-minute separation, between the ceiling of the basement or lower ground floor, and the ground floor.
Emergency Lighting	Required if means of escape has no borrowed light and / or route is long or complex. Should comply with BS5266-1:2016
Fire Blanket	Required in all shared kitchens and bedsits.
Fire Extinguishers	Fire extinguishers should not be present in a property unless they are serviced and tenants are trained in how to use them. They are only required if there are staff that work / sleep at a property. Staff need to be trained / qualified to use.
Security Locks	Any security lock provided should have a thumb-turn or be capable of being immediately opened without the use of a key (except where that room is used for sleeping purposes and has an escape window).
Items in Means of Escape	Means of escape should be maintained free of any obstructions and fire risks.
Key, Card or Coin Meters	Not permitted for fire alarm power supply to ensure there is no interruption.
Cupboards in Means of Escape	Storage cupboards in protected routes should not contain combustible items or fire risks unless they are 30-minute fire resisting with an interlinked DS.
Electricity / Gas Meters in Means of Escape	Allowed on means of escape if up to current standards.

HMOs (does not include maisonettes which have a separate standard – see page 8 below)

Number of Storeys	**1 or 2**		
Number of Persons Sharing	**Up to and including 6**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD2 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634 -1: 2014+A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. For kitchens, a 20-minute fire door has been assessed as the appropriate fire door for this type of HMO and occupancy. However these type of doors are no longer manufactured in bulk and therefore the following options could be considered: ○ use a bespoke 20-minute fire door ○ upgrade the existing door to a 20-minute fire door ○ use a 30-minute fire door	Doors are required to all rooms leading to the escape route. Kitchens should have a 30-minute fire door[1] (with combined smoke & intumescent seal).	Doors are required to all rooms leading to the escape route. Individual bedsits should have a 30-minute fire door[1] as well as any separate kitchens (all with combined smoke & intumescent seal).
	All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document).	All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document).	All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document).

Number of Storeys	**1 or 2**		
Number of Persons Sharing	**7 or more**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to all bedrooms. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document below).	Doors are required to all rooms leading to the escape route. Kitchens should have a 30-minute fire door[1] (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document below).	Doors are required to all rooms leading to the escape route. Individual bedsits should have a 30-minute fire door[1] as well as any separate kitchens (all with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document below).

Number of Storeys	**3**		
Number of Persons Sharing	**Up to and including 6**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD2 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.	Doors are required to all rooms leading to the escape route. Kitchens should have a 30-minute fire door[1] (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.	Doors are required to all rooms leading to the escape route. Individual bedsits should have a 30-minute fire door[1] as well as any separate kitchens (all with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.

Number of Storeys	**3**		
Number of Persons Sharing	**7 or more**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to all bedrooms. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Kitchen doors to have combined smoke & intumescent seal.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Kitchen doors to have combined smoke & intumescent seal.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Individual bedsit and kitchen doors to have combined smoke & intumescent seal.

Number of Storeys	**4**		
Number of Persons Sharing	**Up to and including 6**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to all bedrooms. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.	Doors are required to all rooms leading to the escape route. Kitchens should have a 30-minute fire door[1] (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.	Doors are required to all rooms leading to the escape route. Individual bedsits should have a 30-minute fire door[1] as well as any separate kitchens (all with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.

Number of Storeys	**4**		
Number of Persons Sharing	**7 or more**		
Type of HMO	**Shared houses –** houses occupied as a group, with individual bedrooms, a shared lounge, kitchen facilities, and bathroom and toilet facilities.	**Bed / Living Rooms –** Individual rooms occupied as a combined bedroom/living room with kitchen facilities in separate room(s) and shared by all occupiers, as well as shared separate bathroom and toilet facilities. There are NO bed / living rooms containing cooking facilities and NO shared lounge.	**Bedsits –** Rooms used for sleeping and living, and containing cooking, food preparation, food storage and washing up facilities with occupiers in the property sharing separate bathroom and toilet facilities. Aside from these specific shared facilities there are no other shared rooms.
Fire Alarm System	Grade D1: LD1 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019	Grade A: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing at each level. DS to all bedrooms. DS to lounge. DH to kitchen.	DS to hall and landing at each level. DS to all bedrooms. DH to kitchen.	DS to hall and landing at each level. DH to rooms containing cooking facilities. A stand-alone 10 year life sealed battery DS will be required in addition to the DH.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Kitchen doors to have combined smoke & intumescent seal.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Kitchen doors to have combined smoke & intumescent seal.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to all rooms (except bathrooms). Individual bedsit and kitchen doors to have combined smoke & intumescent seal.

Maisonettes

A maisonette is defined in BS5839: Part 6: 2019 as a dwelling, forming part of a larger building, which includes rooms on two or more levels that are more than half a storey height apart.

Type of Maisonette	**With no floor more than 4.5m above the ground**	**With a floor > 4.5m above the ground and an alternative means of escape**	**With a floor > 4.5m above the ground and NO alternative means of escape**
Fire Alarm System	Grade D1: LD2 BS5839: Part 6: 2019	Grade D1: LD2 BS5839: Part 6: 2019	Grade D1: LD1 BS5839: Part 6: 2019
Detection DS = smoke detector DH = heat detector All detectors should be interlinked, mains-powered with battery backup (tamper-proof) unless specified otherwise	DS to hall and landing. DS to lounge. DH to kitchen.	DS to hall and landing. DS to lounge. DH to kitchen.	DS to hall and landing. DS to all bedrooms. DS to lounge. DH to kitchen.
Doors [1] doors to comply with BS EN 1634-1: 2014 +A1:2018 and will include self-closing devices Existing fire doors which have combined smoke and intumescent seals will be accepted where an interlinked detector is provided to the room.	30-minute fire door[1] to maisonette entrance, where the door is inside the building i.e. it does not open directly to the outside. PLUS, EITHER: Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted. OR Provide escape windows to all rooms used for sleeping (as per specification in paras 9.7, 9.8 & 14 of LACORS document below).	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). 30-minute fire door[1] to maisonette entrance, where the door is inside the building i.e. it does not open directly to the outside. All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.	Doors are required to all rooms leading to the escape route. 30-minute fire door[1] to kitchen (with combined smoke & intumescent seal). 30-minute fire door[1] to maisonette entrance, where the door is inside the building i.e. it does not open directly to the outside. All other doors should be sound, well-constructed and close fitting. Non-fire-resisting glazed doors, doors of flimsy construction or hollow infill-type doors will not be accepted.