

Guidance to the

ISLE of MAN

***FIRE PRECAUTIONS (HOUSES
IN MULTIPLE OCCUPATION AND
FLATS) REGULATIONS 2016***



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INTRODUCTION

On the 1st of January 2017 the Fire Precautions (Houses in Multiple Occupancy & Flats) Regulations 2016 (HMOF Regulations) will come into force. The purpose of this guidance is to explain what the requirements of the Regulations are, and how they may affect you if you own or live in either a flat or a HMO.

The Regulations sit side by side with the Department of Environment, Food and Agriculture (DEFA) Housing (Miscellaneous Provisions) Act 2011. This guidance will help you to identify what steps, if any, you will need to undertake to meet with the requirements of the HMOF Regulations 2016.

This guidance does not supersede or alter the requirements of the legislation quoted and does not form definitive legal advice. In any circumstance where the legislation differs from the guidance provided, the legislation is the definitive version.

What is a HMO?

HMO means a House in Multiple Occupation. In such properties people have a room to sleep in and share facilities such as kitchens and bathrooms. A HMO is defined under DEFA's ***HOUSING (DEFINITION OF FLAT OR HOUSE IN MULTIPLE OCCUPATION) ORDER 2013***:

<http://www.tynwald.org.im/business/opqp/sittings/20112014/2013-SD-0377.pdf>

What is a flat?

The definition of a flat is defined in DEFA's legislation and outlined in the HMOF Regulations. The Regulations state that a "**flat**" means a separate dwelling, whether or not on the same storey:

- a) forming part of a building; and
- b) either the whole or material part of which lies above or below some other parts of the building.

If you're unsure whether your property is a HMO, or a flat or contains flats, then please contact the Fire Safety Department who will be able to advise you further.

My flat already complies with the Flats Regulations 1996. Will I have to comply with the new Regulations?

If your property complies with the Fire Precautions (Flats) Regulations 1996 (i.e. the Flats Regulations 1996) and you have received correspondence from the Fire & Rescue Service stating so, then you will not be required to make any alterations or changes.

However once you make any material change they will have to meet with the requirements of the new Regulations. In essence, the requirements on flats have simply been updated to modern standards.

So, for example, if you were to update your fire alarm system today you would not be able to purchase an alarm that met with the requirements of the Flats Regulations 1996. **The new Regulations reflect modern standards.**

In regards to maintenance of the building and the testing of Fire Safety Equipment the requirements are outlined in Schedule 5 of the Regulation which can be found in this guidance on page 43.

REQUIREMENTS EXPLAINED

The purpose of this section is to explain in simple terms the technical requirements outlined in the Regulations in order that you can determine how to make your property compliant with the Regulations and more importantly safe for the occupants.

1. Compartment Construction

- 1.1 The construction or structure of your building must meet with the minimum requirements outlined in Schedule 2, which in general ask for a minimum of 30 minutes fire resistance. In some instances such as places of special fire hazard (e.g. boiler rooms, catering facilities and laundries), basements, and separation between occupancies, this fire resistance is increased to 60 minutes.
- 1.2 To clarify, 60 minute fire separation is required between different uses of the building, such as business and residential uses. An example of different uses would be a shop on the ground floor with a HMO or flats above. The 60 minutes fire separation would be required between the shop and the flats above.

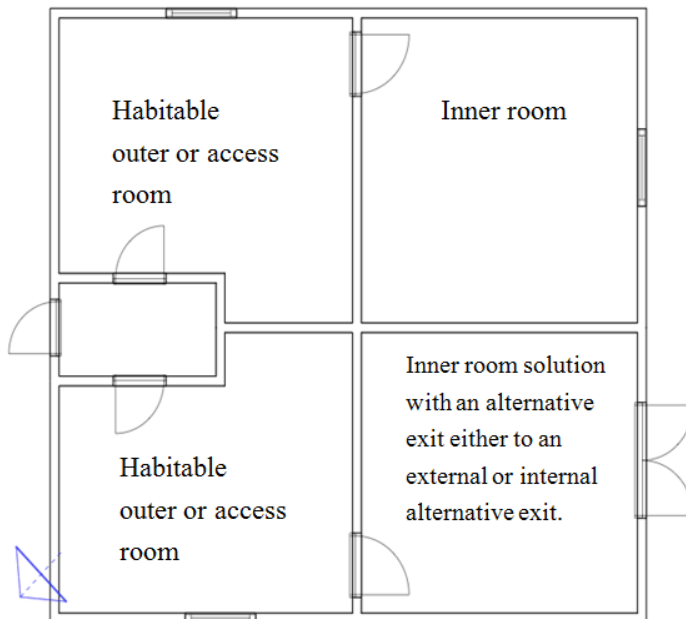


2. Basement Storey

If you're using a basement as a dwelling then you need to have an alternative way out.

3. Inner Rooms

An *Inner Room* is simply a room that is reached through another room, which may be referred to as an *Access Room* or *Outer Room*. They pose a threat to life because a fire in the access room can seriously impede escape from the property. Inner rooms are particularly dangerous when used for sleeping, as an inhabitant may be deeply asleep when a fire starts in the outer room. The sleeper may awaken to discover a substantial fire and thick smoke on their exit route. For reasons like this, the Regulations ask for an alternative way out if the inner room is used for living accommodation (aside from bathrooms). If you have an inner room situation contact the Fire Safety Department who will be able to advise you further, dependant on the use of the room.



4. Place of Special Fire Hazard

These are areas where the risk of fire is often greater because of their contents or purpose. These can include areas such as boiler rooms, laundries, catering facilities and industrial facilities. The later examples would be applicable in buildings which have

more than one use; for example, a building with a restaurant on the ground floor and flats or HMO above.

5. Habitable Room

The Regulations make reference to habitable rooms.

A "**habitable room**" means a room used or intended to be used for living accommodation, but does not include rooms used or intended to be used exclusively as a bathroom.

Examples of habitable rooms are Bedrooms, Living rooms and Dining rooms. Certain areas are not considered to be habitable rooms such as a room used for storage, a hallway or corridor, or a bathroom. If you are unsure about a room in your property contact the Fire Safety Department for further advice.

6. Fire Doors

The term FD30 or FD30S are terms commonly used within fire safety to describe a fire resistant door. The letters "FD" simply means Fire Door. The number relates to the time the door is designed to resist fire, 30 equates to a minimum of 30 minutes. All fire doors should have an intumescent strip in either the door or frame. The "S" relates to a cold smoke seal being incorporated within the intumescent seal. (See figs (a) & (b) on page 10.)

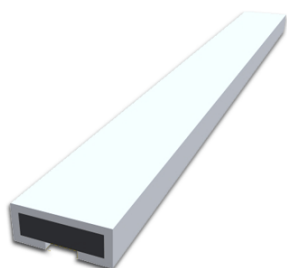
If you are installing a new fire door, you should aim to install a complete door assembly which comprises of doorframe, door leaf, other panels, hardware, seals and any glazing, so that when the door is closed it is intended to resist the passage of fire and smoke in accordance with specified performance criteria. A fire door = a complete installed assembly.

If you have existing fire doors, providing they are fitted correctly and close fully into their rebate, they may well be acceptable. Once again, contact the Fire Safety department for further advice or a visit.

Intumescent Seals

It is generally accepted that the weak point of any fire door is around its edges. This issue has been addressed by the incorporation of an intumescent seal. An intumescent seal can be around either the fire door or in the frame. The seal is affected by heat and will expand when subjected to a fire. There are two different types of seals as shown in the following two diagrams.

Intumescent Seal (a)



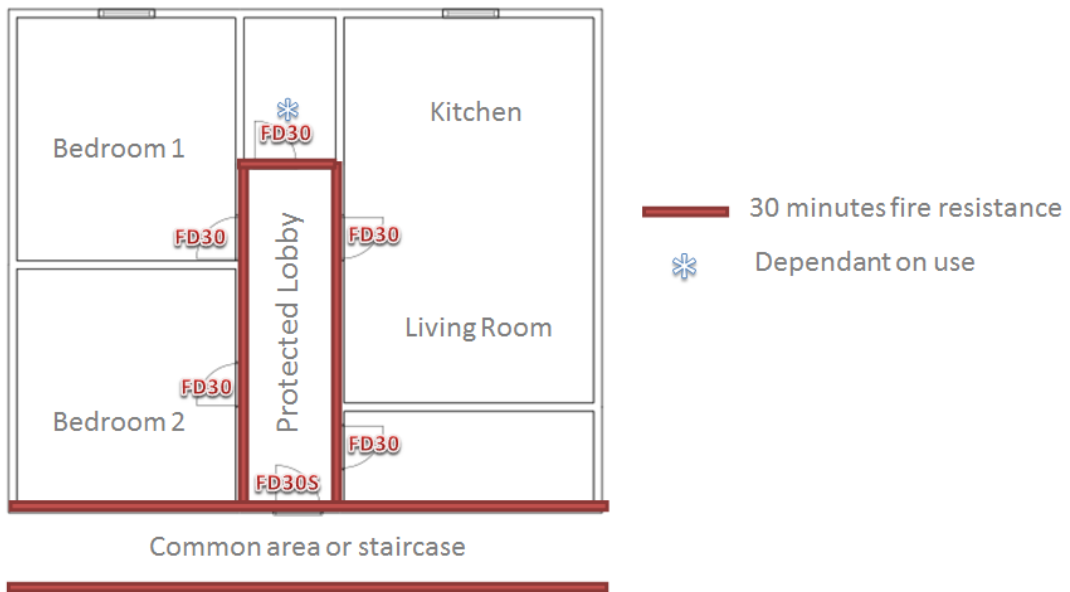
Intumescent strip with a cold smoke seal (b)



The purpose of a cold smoke seal, as its names suggests, is to hold back the smoke in the early stages of a fire. Most fire fatalities are caused by the smoke and not the fire itself.

7. Protected Lobby

With regards to a flat, the protected lobby is entered through the front door of the flat (FD30S) into an area which is protected by FD30 doors. This area provides the initial part of the escape route for anyone occupying the flat.



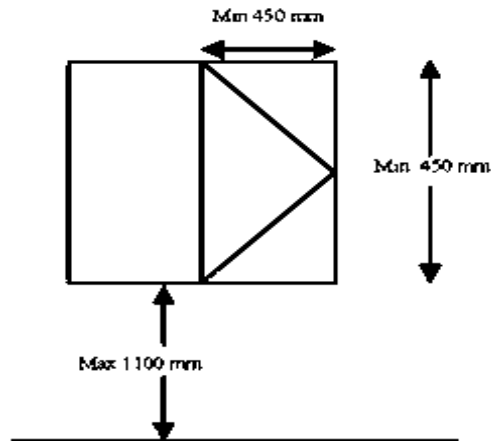
Protected lobbies are also used to separate areas of special fire hazard from an escape staircase, or escape route, by a minimum of two fire doors.

8. Escape Windows

Although not accepted, the legislation mentions escape windows. This section is to explain what an escape window is and why it isn't considered as a means of escape by the Fire Authority.

In the event of a fire when the main access/egress from a property is untenable, the only other viable option can very often be a window. An escape window is a window that an average person would be able to open and use to escape from a property. An escape window will aid the Fire & Rescue Service (FRS) when attempting a rescue from a ladder for example. Consequently and for this reason we support the general installation of escape windows in properties.

However for the purpose of the regulation, an escape route should be easily used by anyone without assistance. An escape window on the first or second floor is not a viable escape route for the vast majority of people. Another example would be an elderly occupant on the ground floor trying to use a window as an escape route. As a consequence, ***an escape window cannot form part of your escape route.***



An example of an escape window with its minimum requirements and minimum opening size (450mm x 450mm)

9. Sprinkler System

There are **no requirements** under the **HMOF Regulations** to fit a sprinkler system. However if you do fit a sprinkler system or have one already installed, the Regulations will require you to have it serviced and maintained in accordance with the manufactures recommendations, and the current relevant standards.

There **is a requirement** under **Building Regulations** for a sprinkler system to be fitted in these types of building. It is strongly advised that you contact Building Control to discuss your property and determine what requirements, if any they may have in your particular case.

The Fire Authority would always advise the fitting of a sprinkler system as it provides active fire protection, therefore protecting the occupants and the property.

Some interesting facts about sprinklers:

- SIMPLY - Sprinkler systems save lives!
- You are more likely to win the lottery than for your sprinkler system to activate accidentally.
- A sprinkler system is directly operated by heat. If one head operates it does not mean that all the heads will operate but only the heads directly affected by the fire.
- Sprinkler heads can be concealed so the only indication of a sprinkler system being present may be a small round disk on the ceiling.



- A sprinkler system can allow more scope when designing a building or proposed layout.
- It can save money elsewhere, for example, by reducing the number of detectors needed in the flat, HMO or building.

10. Travel Distances

The travel distance is the maximum length of the escape route for a habitable room, protected lobby or place of special fire hazard. Maximum travel distances are outlined in Schedule 3 which is included in this guidance on page 38.

Travel distances are limited to ensure that no one has to travel an excessive amount of distance to a place of safety. Furthermore, the longer the travel distance the higher the odds that an escape route may be compromised by fire or smoke. The travel distances allowed are outlined in Schedule 3 of the Regulations (see page 36).

11. Separating an alternative Escape Route

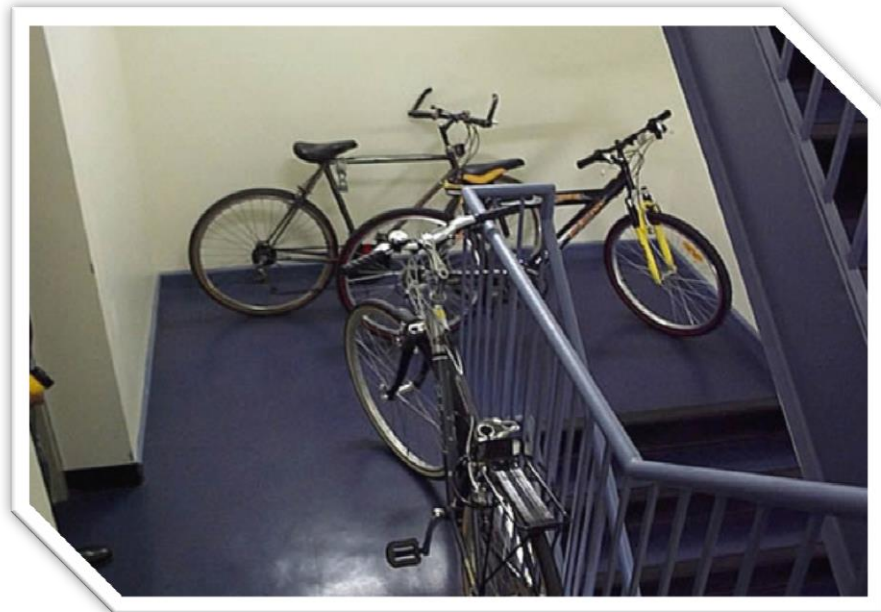
- 11.1 An Alternative Escape is an escape route separated from another escape route usually by a fire resistant construction or distance. Dependant on the height, number of storeys and layout of your property, you may need an alternative means of escape. These requirements are outlined later in this guidance, but if in doubt please contact the Fire Safety Department for more information and guidance.
- 11.2 An escape route must not require a person using it to pass through one staircase in order to reach another staircase.

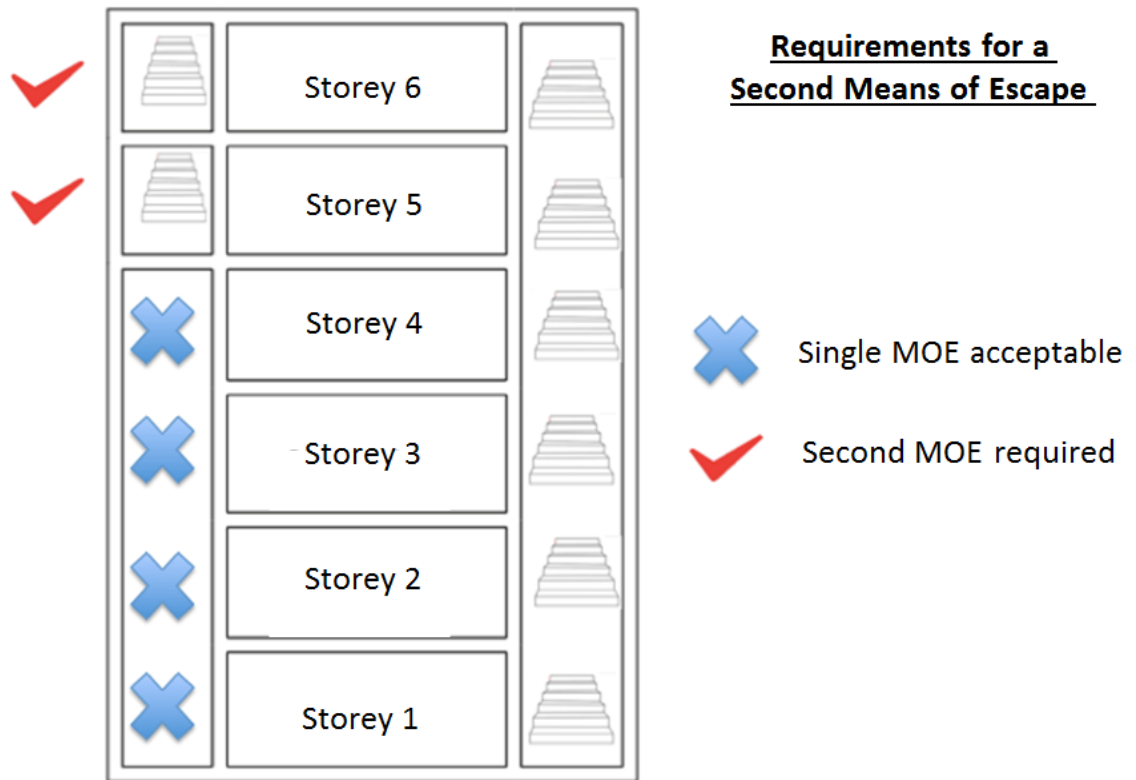
This solution separates stair B from stair A



In this layout a fire affecting stair B could compromise access to stair A

- 11.3 Every escape route must be kept clear at all times, so there must not be any obstructions or combustibles stored in these areas. The photograph shows an unacceptable situation.





12. Storey

There are several different terms used to describe different vertical areas throughout a building such as levels, floors etc. For the purpose of the legislation each vertical area is referred to as a storey. A storey is a set of rooms on the same level within a building where the first storey (i.e. the 'ground floor') is not at any point more than 1200mm¹ below the highest level of the ground adjacent to the outside wall.

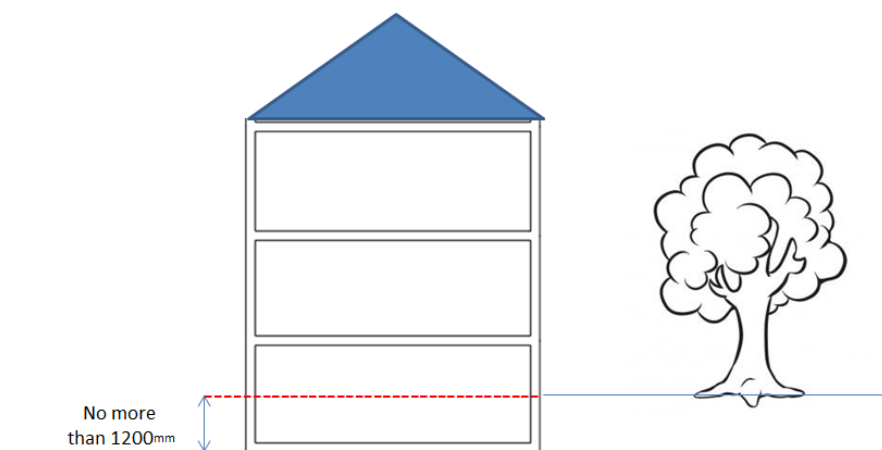


Fig 1

¹ 1200mm = approximately 4 feet.

The picture below clarifies the differences between floors and storeys, and also the requirements for a second escape route (i.e. a means of escape).

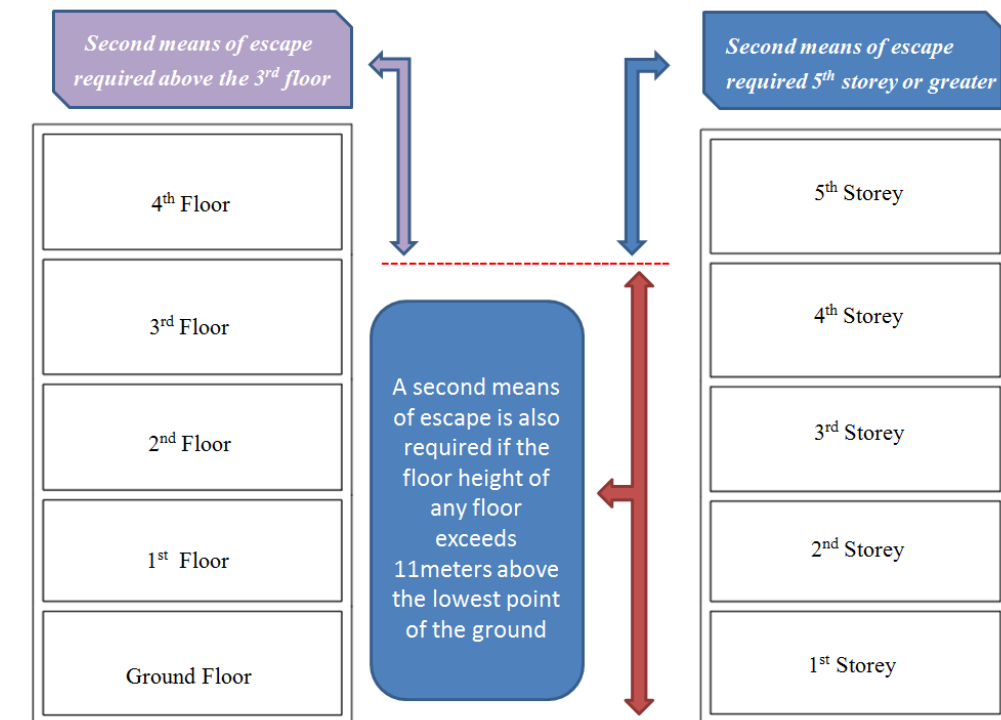


Fig 2

13. Alternative Escape Routes

If your property is relatively old it may have been constructed to a height of 5 storeys or greater but only have one escape route. In such cases it is generally not practical to include an internal second means of escape, however there are other options.

- 13.1 ***An external escape route*** – these are quite a common sight around the island. This solution effectively provides you with a second means of escape outside the building. The downside of this solution can very often be the initial cost and then the ongoing maintenance. Also weather conditions can have an impact on their use.



- 13.2 ***A shared escape route*** – Often referred to as a “*knock through*”. This is usually the creation of a door between two adjoining properties given the occupants of both properties an alternative escape route. This solution is generally the most cost effective option, but requires to be managed to ensure it is available to all occupants at all times. It can also sometimes cause security issues depending on where the route discharges into.

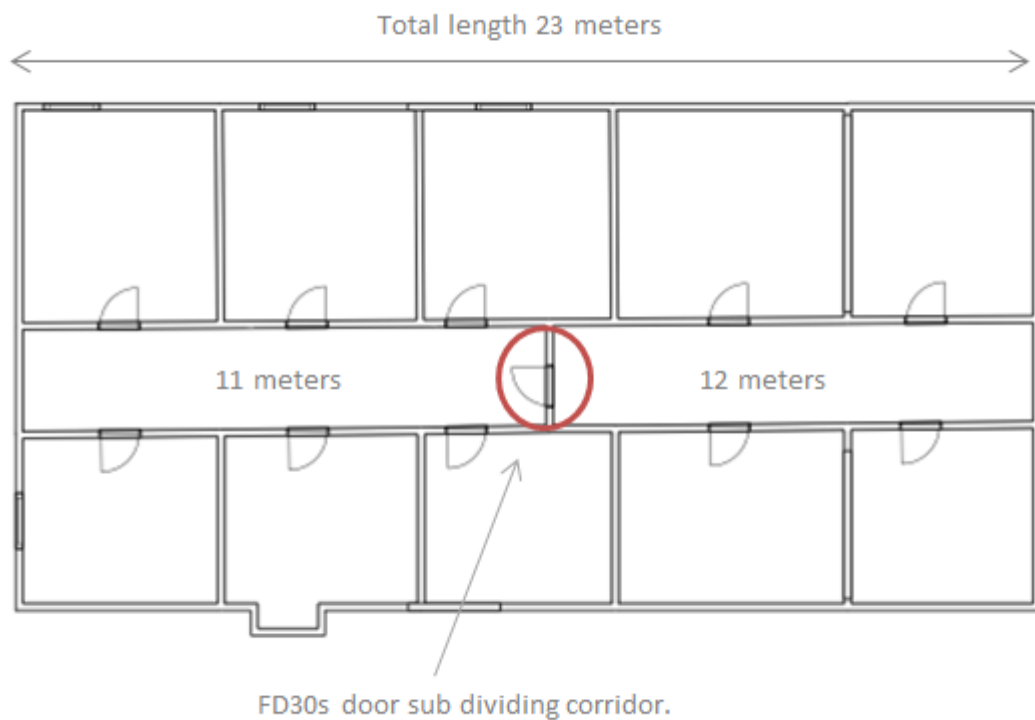


- 13.3 ***Not using the storey if a second means of escape is required*** – Obviously not the best solution and will have an effect on the financial viability of the building, but does provide a quick and simple solution to the requirement for a second means of escape.

Whichever solution you decide upon, and depending on your building, there may well be more potential solutions. You should first agree the way forward with the Fire Safety Department to determine that you would be fully compliant with the Regulations.

14. Corridors

- 14.1 One of the biggest issues in a fire is smoke travel and the detrimental effect that smoke will have on the occupants. By dividing up an escape route, we minimise the ability of smoke to travel freely along it. Therefore, if a corridor exceeds 12 metres in length, it should be sub-divided by a cross-corridor FD30S door. (picture pg. 17)



- 14.2 The number and location of cross-corridor doors should take into account the practicalities of the building and its use. The Regulations state that a corridor should be sub divided if it is longer than 12 metres. However as every building is different sub dividing corridors every 12 metres may not always be practicable or necessary. If you are unsure about the layout or requirements for cross-corridor doors in your property please contact the Fire Safety Department for more advice.

15. Fire Alarms

A fire alarm is the most obvious way of giving early warning of fire within a building. The type and requirements of your fire alarm are outlined in the Regulations as the specified or equivalent standard, but for the avoidance of doubt the fire alarm system should cover all the areas which form part of the means of escape in addition to other areas outlined in the specific or relevant standard or directly in the Regulations. The following section is a general overview of fire alarm systems and what the component parts are. It is important to bear in mind that the Regulations may only require your fire alarm system to have some of the following components. This would be determined by the competent person employed to install your system.

Fire Alarm Panel



The Fire Alarm Panel brings all the component parts together and could be best described as the brain of the fire alarm system. Most modern systems are addressable, which means that the panel will indicate where the fire alarm has operated. The panel can also be used to operate the system, silence or reset it. The panel will also generally incorporate a battery backup in case the power fails.

Detector Heads

As with most technologies, the options for a fire alarm system update on a regular basis, but in essence there are two main detector types: those that detect heat and those that detect smoke. The detector you see on the ceiling within a room is often referred to as a "head". Some heads are capable of detecting both smoke and heat whilst other systems sample the air to determine if it is actually a fire or just dust or an aerosol that has been detected.

Heat Detectors

These will operate at a pre-set temperature or rate of rise (how quickly the temperature increases), and are generally not prone to false alarms if they are situated correctly. Ideal for kitchens or similar areas as they will not be accidentally operated by cooking fumes or dust. However, a heat detector will generally not give the early warning that a smoke detector would.



A heat detecting head

Smoke Detector

Depending on the system the smoke detecting head can use different methods of determining if there is a fire; optical and ionising for example. A smoke detector will pick up a fire a lot quicker than a heat detector, but the wrong type or location of a smoke detector can cause unwanted fire alarm activations.



Smoke detecting head

Both heat and smoke detecting heads will have a small light on them (usually red or red flashing) indicating that they have operated. This can be of great assistance when the fire alarm system has operated for no apparent reason.

Historically it has been relatively easy to determine if a head was heat or smoke, as heat detecting heads tended to be sealed units. However today because heads can detect both heat and smoke, or are "intelligent heads", they tend to be indistinguishable.



A multi sensing head

Sounders

Sounders are the components that make the noise that alert the occupants of the building to a fire. They can be either standard conventional units (Fig1 below) or incorporated into the detecting heads themselves (Fig2 below). Some sounders can also incorporate a visual alarm as well. The use of such sounders is dependent on the occupation of the building.



Fig 1



Fig 2

Break Glass Points

A break glass points gives the ability to easily operate a fire alarm system manually. (Fig3)

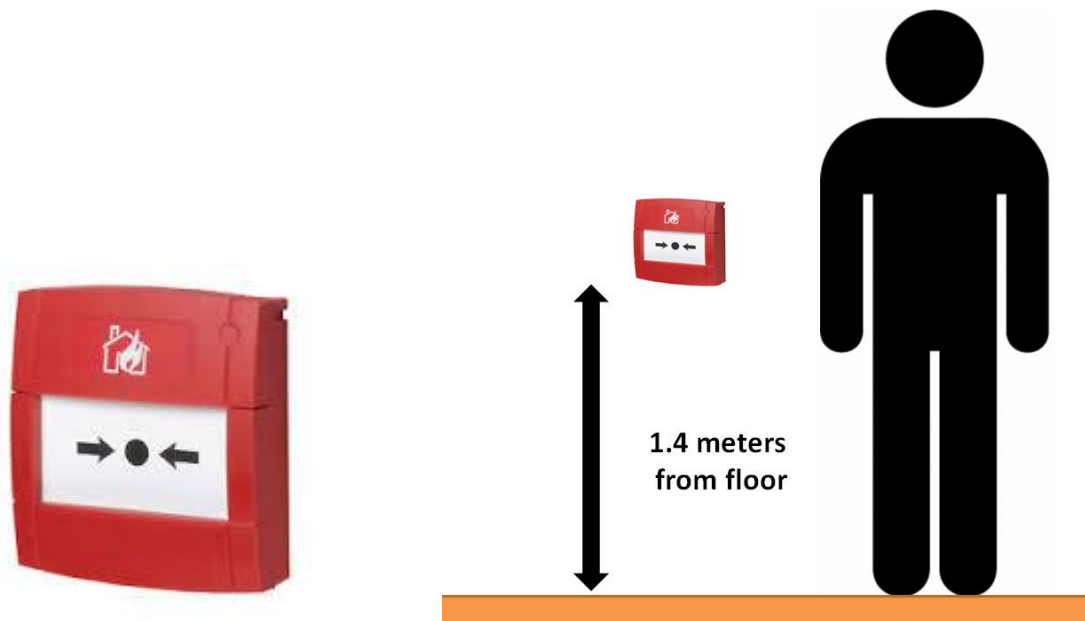


Fig3

Connecting the System Together

Generally the component parts of a fire alarm system are connected together by cabling. In order to protect those connections standard electrical cable cannot be used. Instead a fire resistant cable is used to ensure that a fire alarm system will not be compromised in the early stages of a fire. Some modern systems do away with the need for cables altogether as there are wireless technology solutions.



Fire resistant cabling



Wireless system

16. Emergency Lighting

Emergency lighting is used to illuminate escape routes in the event of a power failure to the standard lighting within a building. Emergency light fittings include a battery as a backup power source that is continuously charged. Emergency light fittings can tell when the power has failed and immediately switch to using the backup battery. The battery needs to power the light fitting for a minimum of 3 hours. To conserve power the light output from the fitting is reduced, often to 10% of the normal light output.



What is the difference between a maintained and non-maintained fitting?

Maintained fitting – will operate as a normal light fitting and be controlled with all the other lights in the area. However, when the power fails, the maintained emergency fitting will continue to operate at a lower light level.

Non-maintained fitting – are normally switched off, with its batteries being continuously charged and a green LED showing that it is fully charged. When the power fails, the fitting switches itself on using its battery backup supply. Non-maintained fittings are not part of the general lighting, but are used for fittings such as emergency exit signs.

17. Testing and Inspection of Emergency Systems

The various fire safety components that go together to make your building safe have to be maintained and tested on a regular basis. Testing of fire safety equipment such as the fire alarm, emergency lighting and fire extinguishers must be undertaken by a competent person. Schedule 5 of the Regulations clearly outlines what tests must be completed monthly and on a yearly basis; this information is included in the appendix of this guidance (pages 40-41).

18. Surface Finishes

The ability of a building to resist fire depends on the materials used in its construction. Consequently, the materials being used to finish a building should reflect this. Regulation 9 of the HMOF Regulations state that surface finishes should have a “low radius of fire spread”. This is a test carried out to discover the flammability of different materials and puts them into 4 classes. Class 1 would be a material least likely to spread flame, and class 4 would be a material most likely to spread flame. In essence each material is given a rating in regards to its fire resistance; that is, its ability to restrict the growth of a fire.

We ask for materials to be class 0 materials. Class 0 is not a fire test, but is instead a classification from Approved Document B, as it relates to the Building Regulations. Wherever possible we will reflect the standards outlined by building control to minimise confusion.

Class0: Is acceptable in all locations including circulation spaces and escape routes. Class 0 materials include Brickwork, blockwork, concrete, plasterboard, ceramic tiles, plaster finishes (including rendering on wood or metal lathes), wood wool slab, thin vinyl and paper coverings on inorganic surface (other than heavy flock wallpapers) and certain thermosetting plastics.

19. Signs and Notices

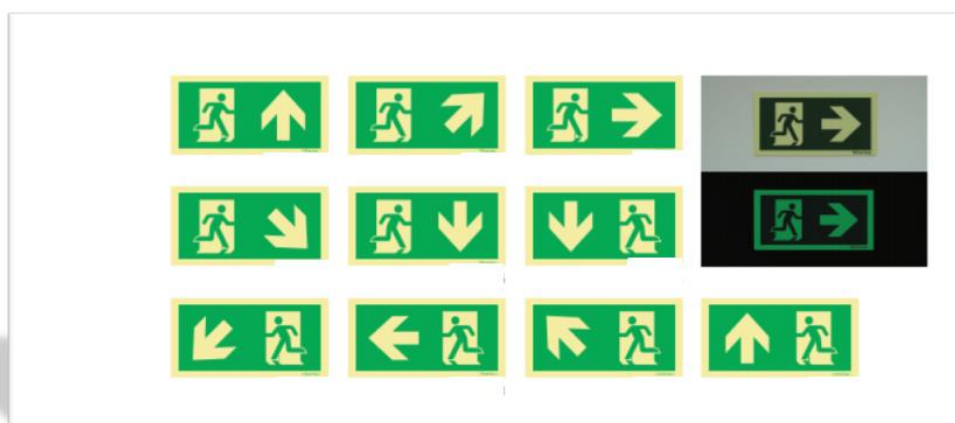
In the event of a fire, occupants of a building should be aware of what to do. This is achieved by providing notices. The wording for these notices is provided within Schedule 4 of the Regulations and includes what to do if you discover a fire or if you hear the fire alarm operating. Notices should also be displayed outlining items that are prohibited within a flat or HMO. This notice is also included in the Regulations and in this guidance.

Form 1 "In case of Fire" needs to be displayed on each storey of a common stair forming part of an escape route.

Occupants should be able to evacuate a building safely and in order to do so; escape routes should be signed accordingly. Signage is to be provided along the escape route identifying which direction the person evacuating has to travel in order to reach a final exit.

All escape routes need to be signed. So if there is an alternative way out, it must also be signed.

The standards for signage are identified in Safety Signs and Signals "The Health and Safety (Safety Signs and Signals) Regulations 1996", which is downloadable online using this link: <http://www.hse.gov.uk/pUbns/priced/l64.pdf>

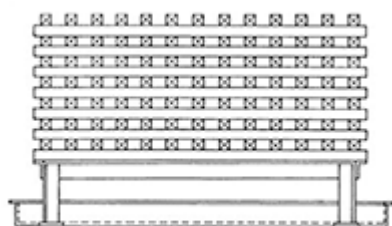


20. Firefighting Equipment

A fire extinguisher is designed to be used on a fire in its early stages. The Regulations state that the fire extinguishers provided should not have a rating of less than 13A.

So what does 13A mean?

The 13 relates to the size of fire which can be extinguished. To find this out, a test is carried out on a "crib" made from wooden strips and constructed to be a certain length and height. For example, the test for an extinguisher with a rating of 13 is carried out on a "crib" that is 1.3 metres long. The results are multiplied, in this case by 10, to give an overall rating (1.3 x 10 = 13).



13A Crib Test

The letter refers to the type of fire the extinguisher can be used on.

Class A: *SOLIDS* - such as paper, wood, plastic etc.

Class B: *FLAMMABLE LIQUIDS* - such as paraffin, petrol, oil etc.

Class C: *FLAMMABLE GASES* - such as propane, butane, methane etc.

Class E: Fires involving ***ELECTRICAL APPARATUS***, (*class E extinguisher are now more generally marked with a lightning flash*)

Class F: Cooking ***OIL & FAT*** etc.

An extinguisher which meets the standards required will be clearly marked to show what type of fire it can be used on.

Symbols found on fire extinguishers & what they mean		Water	Foam spray	ABC powder	Carbon dioxide	Wet chemical
Flammable Wood, paper & textiles (A)		✓	✓	✓	✗	✓
Flammable liquids (B)		✗	✓	✓	✓	✗
Flammable gases (C)		✗	✗	✓	✗	✗
Electrical contact (E)		✗	✗	✓	✓	✗
Cooking oils & fats (F)		✗	✗	✗	✗	✓

When it comes to the best type, location and number of extinguisher, you should seek help from a competent person or organisation. Fire extinguishers form part of your emergency equipment and fall under the requirements and checks which are outlined under Schedule 5 of the Regulations and included in this guidance.

21. Prohibited Appliances

- 1) Because of the risk that certain appliances represent to the occupants of a Flat or HMO, they are prohibited without written consent from the Fire Authority. The list below clearly outlines what they are:
 - (a) any gas-fired appliances, other than a fixed appliance properly connected to a mains gas supply or to a piped supply of gas from a cylinder or vessel located outside the building;
 - (b) any oil or paraffin-fired appliance, other than a fixed appliance properly connected to a fixed storage tank properly located inside or outside the building;
 - (c) any cylinder, tank or pressure vessel containing liquefied petroleum gas or any flammable gas (whether or not under pressure); or
 - (d) any container, tank or vessel containing flammable liquid of any kind.
- 2) Any fixed gas or oil-fired appliance must be installed and maintained in accordance with the Gas Safety (Installation and Use) Regulations 1995 made under the *Health and Safety at Work etc. Act 1974* (of Parliament) as applied to the Isle of Man under the Gas Safety (Application) Order 1996 as made under the *Health and*

Safety at Work Etc. Act 1977; or Oil Industry Regulations issued by OFTEC (as the case requires).

- 3) This regulation does not prohibit the keeping or use in a building of a flammable liquid:
 - (a) in suitable closed vessels containing not more than 750cc each, where the total aggregate quantity kept or used does not exceed 1500cc in volume or 1.5kg in weight; or
 - (b) in the fuel tank of a motor vehicle garaged in the building.
- 4) For the purposes of this regulation:
 - (a) in paragraph (1)(c) "liquefied petroleum gas" means commercial butane, commercial propane or any mixture of them; and for this purpose:
 - (i) "commercial butane" means a hydrocarbon mixture consisting predominantly of butane, butylenes or any mixture of them; and
 - (ii) "commercial propane" means a hydrocarbon mixture consisting predominantly of propane, propylene or a mixture of them; and
 - (b) in paragraphs (1) (d) and (3) the term "flammable liquid" does not apply to any alcohol suitable for human consumption or medical treatment.

Requirements under the Regulations

The following lists are designed to help you determine what requirements are applicable to your building. We would always recommend that you contact the Fire Safety Department for further advice to ensure you are fully compliant and understand the Regulations correctly.

PART 2 - FIRE SAFETY PRECAUTIONS COMMON TO A FLAT AND A HMO

Standard of Construction	<ul style="list-style-type: none"> All walls, partitions and other enclosures must meet the fire resistance standards outlined in Schedule 2.
Surface finishes	<ul style="list-style-type: none"> Class 0 (see section 18, page 21).
Places of special fire hazard	<ul style="list-style-type: none"> If accessible from a common stair or common area must be accessed through a protected lobby (see section 8, page 10).
Basement Storey	<ul style="list-style-type: none"> An alternative escape route is required for a basement being used as part of a dwelling. A stair from a basement must be physically separated from stairs serving the storeys above the ground floor.
Inner Rooms	<ul style="list-style-type: none"> An alternative escape is required from an inner room being used as a habitable room (see section 5, page 8).
Escape Routes	<ul style="list-style-type: none"> An escape route must be provided from every habitable room and remain unaffected by fire for a minimum of 30 minutes. Escape windows cannot form part of the means of escape. The escape route must not require a person using it to pass through one staircase to reach another. Any gas meter or pipework in or under a common area or common stair has to be enclosed in 30 minutes fire resistant structure. Any electrical meter or electrical switch gear in or under a common area or common stair must be enclosed in 30 minute fire resistant structure. Every escape route must be kept clear of any obstructions. Every common stair or common area forming part of the means of escape must be able to be used by anyone within the building without the use of a key. Combustible materials are not to be stored in the escape route. The covering materials used in any escape route must have a low radius of fire spread (see section 18, page 21).
Travel distance	<ul style="list-style-type: none"> Travel distances are the distance a person must travel from any point within a habitable room, protected lobby or place of special fire hazard to the nearest exit, and ultimately out of a building.

	<ul style="list-style-type: none"> • Schedule 3 of the Regulations outline the maximum travel distances, they are: <ul style="list-style-type: none"> ○ Habitable room - 9 metres; ○ Protected lobby - 9 metres; ○ Place of Special fire hazard - 6 Metres.
Corridors	<ul style="list-style-type: none"> • If any corridor is longer than 12 metres, it should be subdivided by an FD30s fire door(s) (see section 15, page 17).
Signs and Notices	<ul style="list-style-type: none"> • The following notices need to be provided and are outlined in Schedule 4 (also see section 19, page 21). <ul style="list-style-type: none"> ○ "If you discover a fire" – <i>Displayed on every storey of a common stair forming part of an escape route;</i> ○ "If you hear the fire alarm operating"; and ○ Notice of prohibition inside flats & HMOs. • Emergency exit signage to be displayed on each storey of a common stair.
Sprinkler System	<ul style="list-style-type: none"> • If a sprinkler system is installed it must be maintained in accordance with the manufactures recommendations (see section 10, page 12).
Emergency Lighting	<ul style="list-style-type: none"> • Emergency lighting must be installed by a competent person throughout all escape routes (see section 16, page 20) • The installation must conform to the specified or equivalent standard
Firefighting Equipment	<ul style="list-style-type: none"> • Extinguishers with a minimum rating of 13A are required on each storey. • Every extinguisher must conform to the specific standard or equivalent standard. • All kitchen areas must have a fire blanket which conforms to the specified or equivalent standard. (see section 20, page 22)
Testing & inspection of emergency systems	<ul style="list-style-type: none"> • The testing and inspection of emergency systems are outlined in Schedule 5 of the Regulations. The tests are to be undertaken by a competent person who must supply written records stating that any maintenance and testing has been undertaken to the specific or relevant standard (see section 17, page 21).
Remedial Action	<ul style="list-style-type: none"> • If any remedial action is required, the responsible person should ensure that the work is undertaken within a reasonable time period and by a competent person.
Recording of tests and inspections	<ul style="list-style-type: none"> • You must keep a log book to record the tests and any remedial actions taken. The log book should record when, by whom and with what the results the tests were carried out. • The log book must be readily accessible in a place within the building. If this isn't practicable then it may be stored elsewhere but only with written

	authorisation from the fire authority.
Prohibited appliances	<ul style="list-style-type: none">• Certain types of appliances are prohibited from use within a flat or HMO. These appliances are outlined in Section 23 of the Regulations and section 21 of this Guidance book.

PART 3 - FIRE SAFETY PRECAUTIONS FOR A FLAT OR A HMO WITHIN A MIXED OCCUPANY BUILDING

Requirements in this section either supersede or are required in addition to those outlined in **Part 2**

<p>Escape routes in buildings that are four storeys or less:</p>	<p>This regulation applies to a building that:</p> <ul style="list-style-type: none"> • has up to 4 storeys above ground level; or • where the floor height for any storey does not exceed 11 metres as measured vertically from any point on the floor of the topmost storey to lowest point on the ground adjacent to the building (Fig 2 pg14) <p>In such a building the common stairs may serve either a flat or a HMO (or both) and any other occupancy, provided that:</p> <ul style="list-style-type: none"> • the common stairs are separated, from each occupancy, by a protected lobby at all storeys to which the common stairs are connected so as to provide access; and • any automatic fire detection and alarm system with which the main part of the building is fitted also covers the flat or HMO (or both).
<p>Escape routes in buildings that are five storey or greater:</p>	<p>This regulation applies to a building that:</p> <ul style="list-style-type: none"> • has 5 or more storeys above ground level; or • where the floor height for any storey exceeds 11 metres as measured vertically from any point on the floor of the topmost storey to lowest point on the ground adjacent to the building (Fig 2 pg14) <p>In such a building the common stairs may serve either a flat or a HMO (or both) and any other occupancy provided that:</p> <ol style="list-style-type: none"> (a) the flat or HMO is ancillary to the main use of the building and is provided with an independent alternative escape route; (b) any automatic fire detection and alarm system with which the main part of the building is fitted also covers the flat or HMO; (c) any security measures should not prevent escape at all material times; and (d) increased period of fire resistance, to a minimum of 60 minutes, is required between different types of occupancies.

PART 4 - ADDITIONAL FIRE SAFETY PRECAUTIONS COMMON TO A FLAT AND A BUILDING CONTAINING A FLAT

This Part specifies the fire safety precautions required, in addition to those specified in Part 2, for a flat and a building containing a flat.

Protected Lobby	<p>(1) For a flat that is accessed from a common staircase or common area, entry to the flat must be via a FD30S door into a protected lobby (see section 8, page 10).</p> <p>(2) Access to a habitable room from a protected lobby must be through a FD30 door or a door of an equivalent standard (pg. 10 Section 7)</p>
Fire Alarm System	<p>A fire alarm system must be installed throughout the flat and a building containing the flat by a competent person.</p> <p>In a building with a common area or common staircase the installation must:</p> <ol style="list-style-type: none"> 1. conform to the specified standard or the equivalent standard; and 2. provide for the following: <ol style="list-style-type: none"> a) at least one manual call-point of the break-glass type fixed in an accessible place within the escape route on each floor, and adjacent to each point of egress from the building, fixed in a prominent position on a wall at 1.4 metres above floor level (Fig 3 pg19) b) at least one automatic smoke detector: <ol style="list-style-type: none"> i. at every level within the common staircase (including half-landing levels where such levels give access to the entrance of a flat or to a room in common use); and ii. within every room (other than a room forming part of a flat) which is used for storage. c) at least one automatic heat detector in: <ol style="list-style-type: none"> i. every boiler room; ii. every room comprising a kitchen; and iii. every room containing cooking or laundry facilities. d) a control and indicator panel incorporating test facilities, sited within a common hall or staircase and as close to the main entrance door of the building as is reasonably practicable; and e) electronic sounders sited, and of sufficient volume, so as to attain the sound levels in accordance with the relevant standard; and f) a self-contained smoke alarm in the protected lobby of every flat conforming to the specified standard or the equivalent standard, and not

	forming part of the main fire alarm system. See section 15, page 17
In a building without a common area or common staircase	The installation must: <ol style="list-style-type: none"> 1. be a LD2 Grade D fire alarm that conforms to the specified or equivalent standards; and 2. provide for the following: <ol style="list-style-type: none"> a) a self-contained smoke alarm in the protected lobby of every flat conforming to the specified standard or the equivalent standard; b) heat detection in any kitchen, boiler room or laundry area; and c) detection outlined in both (a) and (b) above are to form one system within a flat, with a battery back up in the event of a power failure.

PART 5 - FIRE SAFETY PRECAUTIONS COMMON TO A HMO AND A BUILDING CONTAINING A HMO THAT HAS UP TO 2 STOREYS ABOVE GROUND LEVEL AND A FLOOR AREA ON EACH STOREY NOT EXCEEDING 200M²

When does Part 5 apply?	This Part specifies the fire safety precautions that apply, in addition to those specified in Parts 2 and 3, to a HMO and a building containing a HMO when: <ol style="list-style-type: none"> 1. the building has up to 2 storeys above ground level; 2. the floor area of each storey does not exceed 200m²; and 3. the building is occupied, or intended to be occupied, by more than 6 people.
Fire Doors	Entry to a habitable room from a staircase must be via a FD30 door.
Fire alarm system	<ol style="list-style-type: none"> 1. A fire alarm system must be installed throughout the HMO, and the building containing a HMO, by a competent person; and 2. The installation must: <ol style="list-style-type: none"> a) be a LD2 Grade D fire alarm system that conforms to the specified standards or the equivalent standards; and b) provide for the following: <ol style="list-style-type: none"> i. smoke detection in all circulation spaces which form parts of the means of escape to include every level within the common staircase (including half-landing levels where such levels give access to the entrance to a habitable room or to a room in common use; ii. heat detection in any kitchen, boiler room, or laundry area;

	<ul style="list-style-type: none"> iii. detection outlined in both (i) and (ii) above are to form one system with a battery back up in the event of a power failure; and iv. each room used for sleeping must contain at least one self-contained smoke alarm conforming to the relevant standard, and not forming part of the main fire alarm system.
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PART 6 - FIRE SAFETY PRECAUTIONS FOR A HMO AND A BUILDING CONTAINING A HMO THAT IS THREE STOREYS OR GREATER ABOVE GROUND LEVEL OR HAS A FLOOR AREA ON ANY STOREY GREATER THAN 200M²

When does Part 6 apply?	<p>This Part specifies the fire safety precautions that apply, in addition to those specified in Parts 2 and 3, to a HMO and a building containing a HMO when:</p> <ol style="list-style-type: none"> 1. the building has: <ul style="list-style-type: none"> (a) a floor area for any storey that exceeds 200m²; or (b) has three storeys, or more, above ground level; 2. the floor height of any storey does not exceed 11 metres as measured vertically from any point on the floor of that storey to the lowest point on the ground adjacent to the building.
Fire Doors	<p>A habitable room or a place of special fire hazard within a building containing a HMO must be separated from a common staircase by a minimum of two FD30S doors.</p>
Fire alarm systems	<p>A fire alarm system must be installed throughout the HMO or building containing a HMO by a competent person. The installation must:</p> <ol style="list-style-type: none"> 1. conform to the specified standard or the equivalent standard; and 2. provide for the following:- <ul style="list-style-type: none"> (a) at least one manual call-point of the break-glass type fixed in an accessible place within the escape route on each floor and adjacent to each point of egress from the building, fixed in a prominent position on a wall at 1.4 metres above floor level; (b) at least one automatic smoke detector:- <ol style="list-style-type: none"> i. at every level within the common staircase (including half-landing levels where such levels give access to the entrance to a HMO or to a room in common use); and ii. within every room (other than a room forming part of a HMO) which is used for storage; (c) at least one automatic heat detector in:- <ol style="list-style-type: none"> i. every boiler room; ii. every room comprising a kitchen; and iii. every room containing cooking or laundry facilities;

	<p>(d) a control and indicator panel incorporating test facilities, sited within a common area or common staircase and as close to the main entrance door of the building as is reasonably practicable;</p> <p>(e) electronic sounders sited, and of sufficient volume, so as to attain the sound levels in accordance with the relevant standard; and</p> <p>(f) in every room used for sleeping:-</p> <ol style="list-style-type: none"> i. one self-contained smoke alarm conforming to the specified standard or the equivalent standard that is not connected to the fire alarm system; and ii. one automatic heat detector connected to the fire alarm system and conforming to the specified standard or the equivalent standard.
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PART 7 - FIRE SAFETY PRECAUTIONS IN A BUILDING CONTAINING A FLAT OR A HMO (OR BOTH) THAT IS FIVE STOREYS OR GREATER ABOVE GROUND LEVEL

When does Part 7 apply?	<p>This Part specifies the fire safety precautions that apply to a building containing a flat or HMO (or both), and are in addition to the precautions specified in Parts 2, 3, 4 and 6. This part applies when the building:</p> <ol style="list-style-type: none"> 1. has five storeys, or greater, above ground level; or 2. the floor height of any storey exceeds 11 metres as measured vertically from any point on the floor of that storey to the lowest point on the ground adjacent to the building.
Alternative means of escape	<p>An alternative means of escape must be provided for a flat or a HMO if:</p> <ol style="list-style-type: none"> 1. any point on any floor level of the flat or habitable room in a HMO is more than five storeys above the ground storey level; or 2. the height of the flat or HMO measured from the floor height of that flat or HMO exceeds 11 metres as measured vertically from any point on the floor of that storey to the lowest point on the ground adjacent to the building.

Fire Precautions (Houses in Multiple Occupation & Flats) Regulations 2016

FLATS CHECK LIST	
Communal Area	
	Notices – (Schedule 4 Form 1)
	Log book up to date (1 per month, yearly by electrician) and signed
	Walls of approved finish (paint, plaster, wall paper - No Flock Paper)
	Free from obstructions
	Call point on every floor
	Smoke detector on every floor including half landings
	Firefighting equipment on every floor or outlet with rooms off (yearly check)
	Adequate lighting/emergency lighting on each floor and half landing
	Electrical supplies fully enclosed
	Gas supply fully enclosed and vented to the outside
	Fire doors (FD30S) in corridors maximum length 12M (Section 14 pg. 16)
	Any room off stairway/corridor lobby requiring 1 FD30S door & FD30 door
	Second means of escape from 4th Floor and above (Fig 2 pg. 14)
	Main staircase separated from basement staircase
Fire Alarm System (BS 5839: Part 1:2013 L2)*	
	Panel visible from entrance if possible
	Call point on every floor
	Smoke detector on every floor including half landing (if there is an entrance to a flat)
	Heat detector in every Kitchen, Boiler Room, Laundry Room
Flat	
	Front door Fire door FD30S (BS 8214:2008)*
	Domestic Smoke detector in lobby (BS 5839:Part 6:2013)*
	Doors Lounge, kitchen, Bedrooms FD30 (BS 8214:2008) *except bathroom
	Heat detector in kitchen (BS 5839:Part 1:2013) *
	Fire blanket in kitchen
	Notices - form 2 & warning notice of prohibited appliances
Fire door FD30S (BS 8214:2008)*	
	Intumescent cold smoke seal fitted
	Self-closing device
	All doors to close into door rebate
Fire Door FD30 (BS 8214:2008)*	
	Intumescent strip fitted
	Self-closing device fitted

*** or equivalent standard**

Fire Precautions (Houses in Multiple Occupation & Flats) Regulations 2016

HMO Check List	
Communal Areas	
	Notices - Form 1
	Log book up to date (1 per month, yearly by electrician) and signed
	Walls of approved finish (paint, plaster, wall paper (No flock paper)
	Free from obstructions
	Manual Call point on every floor (Not Part 5)
	Smoke detector on every floor including half landing
	Smoke detector in every lounge/sitting room/dining room
	Firefighting equipment on every floor (yearly check)
	Adequate lighting/emergency lighting on each floor and half landing
	Electrical supplies fully enclosed
	Gas supply fully enclosed and vented to outside
	Fire doors (FD30S) separating staircase from bedrooms
	Fire doors (FD30S) separating main staircase from basement
	Any room (kitchen, lounge etc.) off staircase lobby requiring 1 FD30S door & FD30 door
(PART 5) - Fire Alarm System	
Fire Alarm System (BS 5446-1:2000 and BS 5839-6 2013) LD2 Grade D	
	Smoke detector in circulation spaces which form part of the means of escape including common staircase (including half landing where they give access to habitable rooms or rooms in common use).
	Heat detector in every kitchen, boiler room, laundry room.
	Smoke and heat detectors to form one system with a battery back-up in case of a power failure.
	Each room used for sleeping must contain a smoke alarm which is not connected to the main fire alarm system.
PART 6 Fire Alarm System	
Fire Alarm System (BS 5839:Part 1:2013 L2)	
	Panel visible from entrance if possible
	Call point on every floor
	Smoke detector in every lounge/sitting room/dining room
	Smoke detector on every floor in communal staircase & lobby
	Heat detector in every Bedroom, kitchen, Boiler room, Laundry Room
Accommodation	
	Front door Fire door FD30S (BS 8214:2008)
	Domestic Smoke detector (BS 5839:Part 6:2013)
	Heat detector (BS 5839:Part 1:2013)
	Notices - form 2 & warning notice of prohibited appliances

HMO Check List (continued)	
Fire door FD30S (BS 8214:2008)	
	Intumescent cold smoke seal fitted
	Self-closing device
	All doors to close into door rebate
Fire Door FD30 (BS 8214:2008)	
	Intumescent strip fitted
	Self-closing device fitted
	4th floor accommodation- secondary means of escape (relaxation for sprinklers)
	Basement accommodation-secondary means of escape
	No staircase to continue down to basement MUST BE SEPARATED
PART 5 – Fire doors	
	Entry to a habitable room from a staircase must be via an FD 30 door

SCHEDULE 1

[Regulation 3(6)]

TABLE OF SPECIFIED STANDARDS

Regulation	Item	Standard	Date of application
1(3)	FD30 door	British standard BS 8214:2008	In accordance with regulation 2
1(3)	FD30S door	British standard BS 8214:2008	In accordance with regulation 2
15	Fire resistant glazing	British Standard BS EN13501-2	In accordance with regulation 2
18(2)	Installation of emergency lighting	British standard BS 5266-8:2004 (BS EN 50172:2004)	In accordance with regulation 2
19(1)	Fire extinguisher performance rating of 13A	British standard BS EN3 – 7:2004	In accordance with regulation 2
19(2)	Fire extinguisher	British standard BS EN3 – 7:2004	In accordance with regulation 2
29(2)(a)	Installation of fire alarm systems	British standards BS 5839-6:2013 and BS 5446-1:2000	In accordance with regulation 2
29(2)(b)(vi)	Self-contained smoke alarm	British standard BS 5446-1:2000	In accordance with regulation 2
29(3)(a)	Installation of LD2 Grade D fire alarm system	British standards BS 5446-1:2000 and BS 5839-6:2013	In accordance with regulation 2
32(2)(a)	Installation of LD2 Grade D fire alarm system	British standards BS 5446-1:2000 and BS 5839-6:2013	In accordance with regulation 2
35(2)(a)	Installation of fire alarm system	British standards BS 5839-6:2013 and BS 5446-1:2000	In accordance with regulation 2
35(2)(b)(vi)(A)	Self-contained smoke alarm	British standard BS 5839-6:2013	In accordance with regulation 2
35(2)(b)(vi)(B)	Automatic heat detector connected to the fire alarm system	British standard BS 5839-6:2013	In accordance with regulation 2

SCHEDULE 2

[Regulation 8]

TABLE OF FIRE RESISTANCE REQUIREMENTS FOR THE STRUCTURE OF A FLAT, HMO AND A BUILDING CONTAINING A FLAT OR HMO

Area of the structure	Walls (Fire resistance in minutes)	Doors (Fire resistance in minutes)	Floors (Fire resistance in minutes)
Floor immediately over a basement			60
All other floors			30
Enclosing a stairway	30	30	
Enclosing an escape route	30	30	
Enclosing a kitchen or a habitable room containing a kitchen	30	30	30
Enclosing a lift motor room	30	30	
Enclosing a lift well	30	30	
Forming a compartment	30	30	
In a corridor to sub-divide it		30	
In a stairway from ground floor to basement	60	2 x 30 or 1 x 60	
Enclosing an place of special fire hazard	60	2 x 30 or 1 x 60	60
Enclosing a ventilation duct	30		30
Any other door required to be a fire door		30	
Any other occupancy within the building	60	2 x 30 or 1 x 60	60

SCHEDULE 3

[Regulation 14]

TABLE OF TRAVEL DISTANCE REQUIREMENTS FOR EXITING A FLAT OR HMO

Area of the structure	Maximum travel distance
Habitable room	9 metres
Protected lobby	9 metres
Place of special fire hazard	6 metres

SCHEDULE 4

[Regulation 16]

FORM 1

IN CASE OF FIRE

1 If you discover a fire

- (1) If you discover a fire, sound the alarm and call 999 for the Fire & Rescue Service.
- (2) Leave your accommodation promptly along with any guests, closing your doors, but not locking them, as you leave.
- (3) Report to the assembly point at – *[specify location]*
- (4) Account for other residents if possible.
- (5) Wait for the Fire & Rescue Service to arrive and tell them any information that you feel may be useful (for example; the location of the fire, any persons unaccounted for).

2 If you hear the fire alarm

- (1) Unless a pre-arranged test, treat all fire alarms as an indication of fire in the building.
- (2) On hearing the alarm, leave your accommodation promptly along with any guests, closing your doors, but not locking them, as you leave.
- (3) Report to the assembly point at – *[specify location]*
- (4) *DO NOT run.*
- (5) *DO NOT stop to collect your belongings.*
- (6) *DO NOT use the lifts (if your building has one).*
- (7) *DO NOT enter the building again until authorised by a Fire Officer.*

FORM 2

NOTICE OF PROHIBITION INSIDE FLATS AND HMOS

WARNING

- (1) The Fire Precautions (Houses in Multiple Occupation and Flats) Regulations 2016 forbid anyone to keep, place or use within this building any of the following –
 - (a) any gas-fired appliance, other than an appliance properly connected to a main gas supply or to a piped supply of gas from a cylinder or vessel located outside the building;
 - (b) any oil or paraffin-fired appliance, other than an appliance properly connected to a fixed storage tank properly located inside or outside the building;
 - (c) any cylinder, tank or pressure vessel containing liquid petroleum gas or any flammable gas (whether or not under pressure);
 - (d) any container, tank or vessel containing any flammable liquid (except those used for human consumption or medical treatment) with a volume exceeding 750cc; and
 - (e) a total aggregate quantity of more than 1500cc in volume, or 1.5kg in weight, of any flammable liquid (except those used for human consumption or medical treatment).
- (2) A person guilty of an offence under the Regulations will be liable on summary conviction to a fine not exceeding £5,000, or upon conviction on information to imprisonment for a term not exceeding 2 years, or to a fine, or to both.

SCHEDULE 5

[Regulation 20]

TESTING AND INSPECTION OF EMERGENCY SYSTEMS

1 Monthly inspections and tests

- (1) A general inspection must be carried out each month to check that —
 - (a) escape routes are clear from obstructions and combustibile materials;
 - (b) doors on all escape routes swing freely, close fully and are in a good state of repair;
 - (c) where security devices are fitted to fire exits, they operate correctly;
 - (d) the fire alarm panel is active and fully operational;
 - (e) the emergency lighting units are in good repair and working where a visual inspection is practicable; and
 - (f) all safety signs and notices are legible.
- (2) In addition, the following inspections and tests must be carried each month to specifically check that —
 - (a) fire detection and warning systems and manually operated warning devices are fully operational;
 - (b) fire extinguishers and hose reels are correctly located and are in working order;
 - (c) emergency lighting has sufficient charge and illumination; and
 - (d) fire doors are in good working order, close correctly and that the frame and seals are intact.

2 Annual inspections and tests

The following inspections and tests must be carried out annually —

- (a) the fire-detection and warning system by a competent person in accordance with —
 - (i) British standard BS 5839-6:2013 or the equivalent standard for a flat and a building containing a flat; and
 - (ii) British standard BS 5839-6:2013 or the equivalent standard as applicable for a HMO and a building containing a HMO.

- (b) emergency lighting by a competent person in accordance with the BS 5266-8:2004 [BS EN 50172] or the equivalent standard;
- (c) gas, oil and electrical appliances must be inspected and, where applicable, serviced by a competent person in accordance with the Gas Safety (Installation and Use) Regulations 1994² made under the *Health and Safety at Work etc. Act 1974* (of Parliament) as applied to the Isle of Man under the Gas Safety (Application) Order 1996³ as made under the *Health and Safety at Work Etc. Act 1977*; or Oil Industry Regulations issued by OFTEC (as the case requires);
- (d) firefighting equipment must be inspected and serviced by a competent person in accordance with British standard BS 5306-3:2009 or the equivalent standard; and
- (e) structural fire safety provisions set out in Regulations must be inspected and any remedial action carried out by a competent person.

² SI 1994/1886.

³ SD 326/96.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations specify the fire safety measures to be taken in flats, houses in multiple occupation, and buildings which contain flats and houses in multiple occupation. A person guilty of an offence under these Regulations shall by reference to Section 22 of the Fire Precautions Act 1975 be liable on summary conviction to a fine not exceeding £5,000 or, on conviction on information, to imprisonment for a term not exceeding two years, or to a fine, or both.