



Guidance for Tourist Accommodation

To include permanent accommodation and

Properties registered under the Homestay Scheme

Introduction

The purpose of this guidance is to inform property owners who are proposing to use properties for tourist accommodation in the Isle of Man what is expected (will be required) by The Fire and Rescue Service (FRS) to ensure registration with The Department of Economic Development (DofED), and or compliance with any relevant Fire Safety Legislation. The Fire Safety Department will advise clients and inspect properties to ensure that persons residing in tourist accommodation are afforded adequate protection in case of fire, and to ensure the means of escape is satisfactory and available at all times.

For accommodation which falls within the scope of The Fire Precautions (Flats) Regulations 1996, a letter of compliance issued by the Fire Safety Department will be required prior to registration by DofED. This must include the compliance of the entire property which contains the flat to be registered.

For properties which fall within the scope of a single domestic use, goodwill advice will be given to property owners, and may not be registered with DofED if the advice is not taken up. For example if escape in case of fire cannot be achieved without passing through habitable rooms, or escape is via a window and not a door then the Fire and Rescue Service will recommend to DofED that the property should not be registered until a satisfactory alternative has been agreed.

The areas the Fire Safety Department will look at are as follows;

1/ Internal layout

Every person using the proposed property should be able to safely walk away from any fire situation. This will include the safe evacuation to a place of total safety away from the property. Evacuation will need to be possible without the need to pass through habitable rooms, or escape through windows or have to use ladders. If this is not possible, early consultation should take place with the Fire Safety Department to discuss viable options such as alternative escapes options, such as external stairs or the provision of a domestic fire sprinkler suppression system.

Properties have different layouts and ground conditions, prospective accommodation providers are strongly advised to contact the Fire Safety Department prior to any works being carried out to ensure a satisfactory layout.

Properties which receive a Completion Certificate as a domestic dwelling from The Department for Infrastructure may not be guaranteed registration for Tourist Accommodation with DofED. Early consultation with DofED is strongly advised prior to commencement any works.

2/ Warning in case of Fire

It is essential that occupants have the earliest possible warning in case of fire. Dependant on the property design, and the layout, adequate fire detection will be required to ensure a fire is detected in its early stages and occupants can evacuate safely. The use of hardwired interlinked domestic detection may be suitable in most cases, but prospective accommodation providers are strongly advised to contact the Fire Safety Department prior to any works being carried out to ensure suitable coverage is fitted.

3/ Emergency Lighting

Emergency lighting ensures that escape from properties is available in darkness if the main power has failed or been involved in fire. Prospective accommodation providers are strongly advised to contact the Fire Safety Department prior to any works being carried out to ensure adequate measures are in place for residents to be able to use the escapes at all material times.

4/ Signs and notices

There should be suitable and sufficient signs and notices telling occupiers what to do in case of fire. A notice is available on our website www.iomfire.com and can be used as a template. Information should include all relevant points to ensure a safe evacuation such as closing doors at night and directions to properties particularly in rural or remote locations. For example in particular for rural or remote locations, a postcode, fixed line telephone number, and directions should be available to pass to the Emergency Services Joint Control Room should they be required. Prospective accommodation providers are strongly advised to contact the Fire Safety Department prior to occupation to ensure adequate information is available to prospective residents.

5/ Fire Fighting Equipment

The priority in case of fire should be to safely evacuate all persons from the property, close the door to the fire if safe to do so, call the Fire Service, and do not re-enter the property until safe to do so as instructed by the Fire Service. People who have not had accredited training in the use of portable fire fighting equipment should not use them in case of fire. However it is advised that suitable portable fire fighting equipment should be available in case of fire such as a fire blanket in the kitchen. Prospective accommodation providers are strongly advised to contact the Fire Safety Department prior to occupation to ensure adequate fire fighting equipment is available to prospective residents.

6/ Testing and maintenance

Any systems which have been installed for fire safety purposes must be tested and maintained in accordance with the relevant standards to which they were installed. The results of the tests, and any works on the systems should be recorded in a Fire Precautions Log Book.

Systems such as domestic sprinkler installations which have been fitted as an alternative to a satisfactory internal layout must be serviced in accordance with the relevant standards at the correct intervals. Copies of service certificates must then be forwarded to DofED to ensure continued registration; failure to do so may result in registration being withdrawn.

Summary

The above is not an exhaustive list and additional measures may be necessary prior to registration. The main advice is early consultation prior to any works to ensure what is planned is satisfactory. Late consultation may result in major works and non registration with DofED following advice from the Fire Safety Department.

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