

Guildford Borough Councils Fire Safety in HMOs Criteria

	1-4 Storeys <i>Subject to Size, Layout & Design</i>	1-4 Storeys <i>Subject to Size, Layout & Design</i>	1-2 Storeys	3+ Storeys
Location of Fire Safety Controls	Shared House Shared cooking facilities	Non-Shared House <i>See non-shared house criteria</i> Shared cooking facilities	Bedsit Cooking facilities inside lettings	Bedsit Cooking facilities inside lettings
Doors to Escape Route	Solid Doors to Bedrooms & Risk Rooms opening to escape route <i>(Recommend FD30 to kitchen)</i>	Solid Doors to Bedrooms & Risk Rooms opening to the escape route <i>(Recommend FD30 to kitchen)</i>	FD30(s) to Bedrooms, Risk Rooms and Kitchen(s)	FD30(s) to Bedrooms, Risk Rooms and Kitchen(s)
Detection	Grade D, LD2 <i>(Smoke Detection to communal risk rooms & Heat Detector to kitchen)</i>	Grade D, LD2 <i>(Smoke Detection to communal risk rooms & Heat Detector to kitchen)</i> + Lithium powered smoke detector (tamperproof battery) with wireless interconnection extended to bedrooms	Grade D, LD2 + Standalone Smoke Detector extended to bedsits. + Heat Detector mains wired & interconnected extended to bedsits	Grade A, LD2 + Standalone Smoke Detector extended to bedsits. + Heat Detector mains wired & interconnected extended to bedsits

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Appendix 1 – Fire Safety HMO Criteria Matrix

	1-4 Storeys <i>Subject to Size, Layout & Design</i>	1-4 Storeys <i>Subject to Size, Layout & Design</i>	1-2 Storeys	3+ Storeys
Location of Fire Safety Controls	Shared House	Non-Shared House <i>See non-shared house criteria</i>	Bedsit	Bedsit
	Shared cooking facilities	Shared cooking facilities	Cooking facilities inside lettings	Cooking facilities inside lettings

<p>Doors to Escape Route</p>	<p>Solid Doors to Bedrooms & Risk Rooms opening to escape route <i>(Recommend FD30 to kitchen)</i></p>	<p>Solid Doors to Bedrooms & Risk Rooms opening to the escape route <i>(Recommend FD30 to kitchen)</i></p>	<p>FD30(s) to Bedrooms, Risk Rooms and Kitchen(s)</p>	<p>FD30(s) to Bedrooms, Risk Rooms and Kitchen(s)</p>
<p>Detection</p>	<p>Grade D, LD2 <i>(Smoke Detection to communal risk rooms & Heat Detector to kitchen)</i></p>	<p>Grade D, LD2 <i>(Smoke Detection to communal risk rooms & Heat Detector to kitchen)</i> + Lithium powered smoke detector (tamperproof battery) with wireless interconnection extended to bedrooms</p>	<p>Grade D, LD2 + Standalone Smoke Detector extended to bedsits. + Heat Detector mains wired & interconnected extended to bedsits</p>	<p>Grade A, LD2 + Standalone Smoke Detector extended to bedsits. + Heat Detector mains wired & interconnected extended to bedsits</p>