

FIRE SAFETY LEGISLATION

There are several important pieces of legislation which impact on fire safety within dwellings, some affect all dwellings irrespective of the layout or how it is occupied. Some legislation only applies to dwellings which are occupied by tenants who are unrelated or only applies to certain parts of the building.

The legislation differ say for a 3 storey town house lay out compared to a 1 bedroom open plan studio and due to the lay out and exit places within the property. Many properties now have a built in garage usually under a first floor bedroom or sitting room, however these are mainly new built houses that will already be comply with current legislation.

If you are furnishing the property then you need to ensure that all furniture and applies matches or exceeds the legal requirements. You are responsible for the fire safety within the property and not the letting agent.

All rented properties require smoke, heat and a carbon monoxide alarm if a solid fuel appliance is being used.

Generally most residential houses, self-contained and converted flats, Building Regulations 2010 Part B and Fire safety order.

If you are in doubt them please consult your local council for guidance.