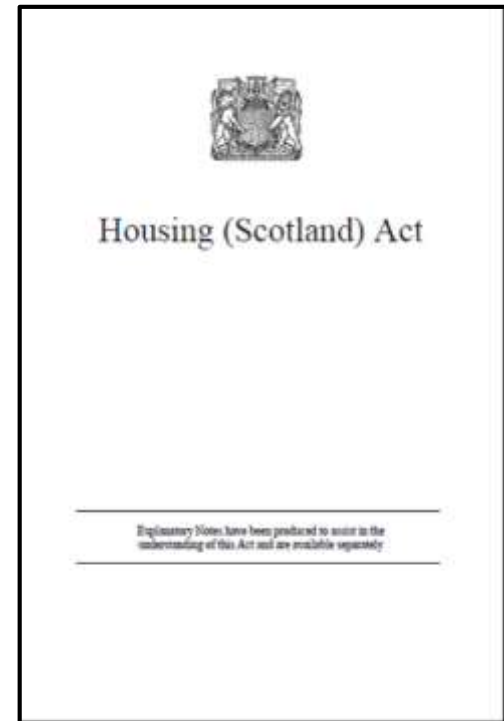
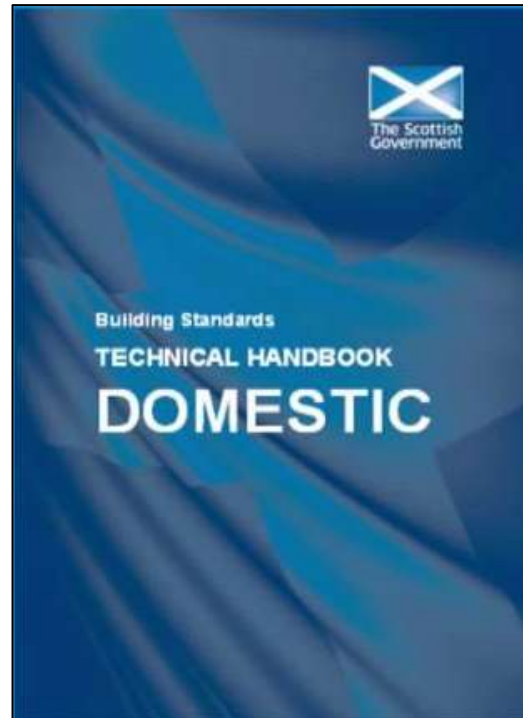


Fire detection and fire alarm systems in dwellings

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Standards and legislation applicable in Scotland



BS 5839-6:2019

Fire detection and fire alarm systems for buildings – Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises



The Housing(Scotland)Act 1987(Tolerable Standard) (Extension of Criteria Order) 2019

Applies to all housing In Scotland from 1st February 2021 and requires:

- satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire

Note: Also requires satisfactory equipment for giving warning if carbon monoxide is present in concentration that is hazardous to health



All homes should have:



All homes should have:

- One smoke alarm in every circulation space on each storey, such as hallways and landings



All alarms should be ceiling mounted

All homes should have:

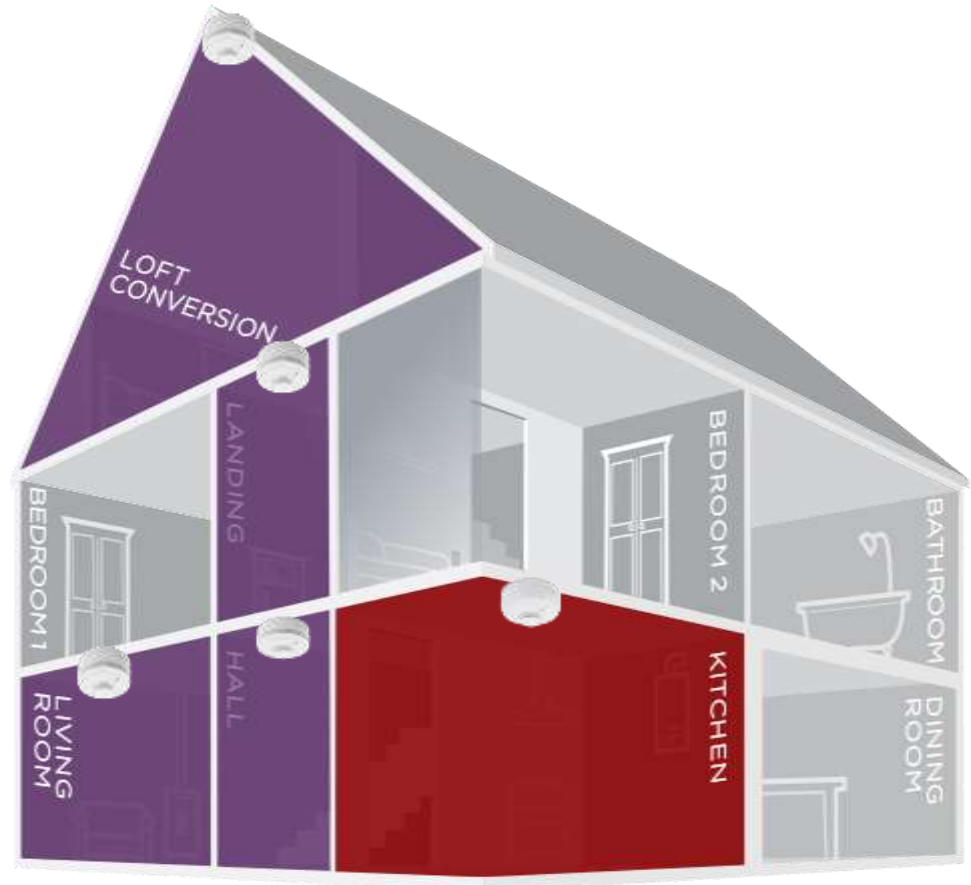
- Smoke alarms in every circulation space on each storey, such as hallways and landings
- Smoke alarms installed in the room most frequently used for general daytime living purposes



All alarms should be ceiling mounted

All homes should have:

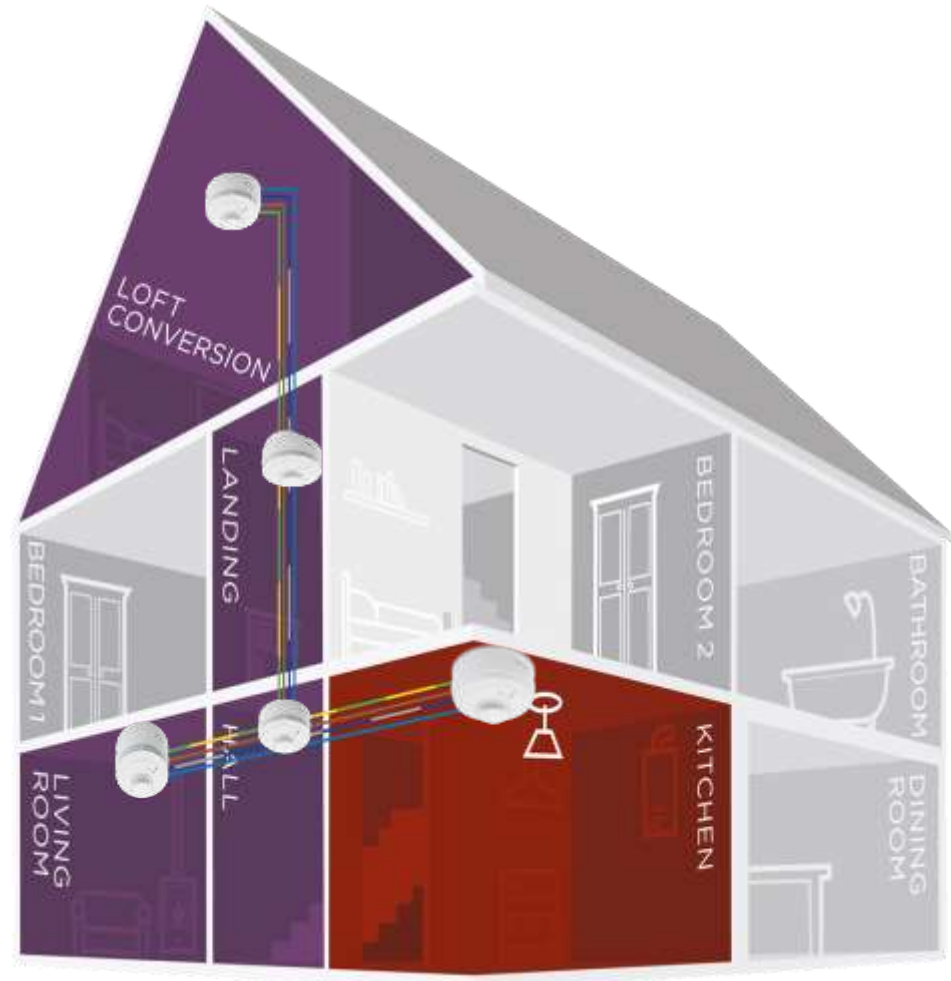
- Smoke alarms in every circulation space on each storey, such as hallways and landings
- Smoke alarms installed in the room most frequently used for general daytime living purposes
- One heat alarm installed in every kitchen



All alarms should be ceiling mounted

All homes should have:

- Smoke alarms in every circulation space on each storey, such as hallways and landings
- Smoke alarms installed in the room most frequently used for general daytime living purposes
- Heat alarms installed in every kitchen
- All alarms should be interlinked



All alarms should be ceiling mounted

All homes should have:

- Smoke alarms in every circulation space on each storey, such as hallways and landings
- Smoke alarms installed in the room most frequently used for general daytime living purposes
- Heat alarms installed in every kitchen
- All alarms should be interlinked
- Carbon monoxide detectors to be fitted where there is a fuel burning appliance or a flue



All alarms should be ceiling mounted

Modification of the Repairing Standard

- The Repairing standard sets out criteria over and above that of the tolerable standard and is specifically applicable to private rented dwellings
- This already contains requirements for satisfactory provision of giving warning in the event of fire or suspected fire in such properties.

The Housing (Scotland) Act 2006 (Modification of the Repairing Standard) Regulations 2019

Made 28th February 2019
Coming into force 1st March 2019

The Scottish Ministers make the following Regulations in exercise of the powers conferred by section 20A of the Housing (Scotland) Act 2006(a) and all other powers enabling them to do so.

In accordance with section 19(15) of that Act, a draft of this instrument has been laid before and approved by resolution of the Scottish Parliament.

Citation, commencement, effect and interpretation

1—(1) These Regulations may be cited as the Housing (Scotland) Act 2006 (Modification of the Repairing Standard) Regulations 2019 and come into force on 1 March 2019.
(2) Regulations 2(3), 3(2)(c) and 3(3) come into effect on 1 March 2019.
(3) Regulation 3(2)(b) comes into effect on 1 February 2021.
(4) Regulation 3(2)(a) and (d) comes into effect on 1 March 2024.
(5) Regulation 2(2) comes into effect on 28 March 2027.
(6) In these Regulations, “the 2006 Act” means the Housing (Scotland) Act 2006.

Modification of section 12 of the 2006 Act

2—(1) Section 12(1) (tenancies excepted from the repairing standard duty) of the 2006 Act(b) is modified in accordance with paragraphs (2) and (3).
(2) Omit paragraphs (a) to (c).
(3) At the end insert—
“If a tenancy of a house which does not exceed 31 days where the purpose of the tenancy is to confer on the tenant the right to occupy the house for a holiday.”

Modification of section 13 of the 2006 Act

3—(1) Section 13 (the repairing standard) of the 2006 Act(c) is modified in accordance with paragraphs (2) and (3).

(a) 2006 asp 1. Section 20A was inserted by section 24(1) of the Housing (Scotland) Act 2014 (asp 14).
(b) Section 12 was amended by paragraph 9(2)(a) and (b) of Schedule 3(1) of the Land Reform (Scotland) Act 2016 (asp 18) which amendment has effect subject to transitional provisions in S.I. 2017/299.
(c) Section 13 was amended by sections 22 and 23(1) of the Housing (Scotland) Act 2014 (asp 14).

Modification of the Repairing Standard

- Revised Scottish Government guidance produced for private sector landlords
- Effective from 1st March 2019
- Allows either mains powered alarms, tamper proof battery powered alarms or a mixture of both

HOUSING (SCOTLAND) ACT 2006: SCOTTISH GOVERNMENT GUIDANCE FOR PRIVATE LANDLORDS ON SATISFACTORY PROVISION FOR DETECTING AND WARNING OF FIRES

Revised March 2019

Note: This guidance has been revised to reflect changes to legislation made by the Housing (Scotland) Act 2006 (Modification of the Repairing Standard) Regulations 2019 and the Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criteria) Order 2019. The principle change as it affects private landlords is that from 1 March 2019 the repairing standard can be complied with by **either** mains-operated alarms or tamper proof long-life lithium battery alarms.

1. Section 13(1) of the Housing (Scotland) Act 2006 sets out the criteria that must be met if a house is to comply with the Repairing Standard. One part of the Repairing Standard is that a house should have satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire. From 1 February 2021 an amendment to the statutory tolerable standard comes into force under section 86 of the Housing (Scotland) Act 1987, which will require that all houses, regardless of tenure, must have satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire. Consequently, there is no need for a separate requirement in the repairing standard and this element of the standard will be removed from the same date. Landlords are required to ensure that houses they let meet the tolerable standard in order to comply with the repairing standard, so this change will make no difference to the duty to ensure houses have satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire. **From 1 February 2021, this guidance will cease to have effect and landlords should refer to the Scottish Government's guidance on the tolerable standard, Chapter 16: Satisfactory Fire Detection.**
2. There were 5,310 reported fires in dwellings (e.g. houses, flats and maisonettes) in 2017/18 in Scotland. Fires can have a devastating effect on the lives of people and resulted in around 44 deaths and 1,113 injuries in 2017/18.^{*} According to national fire statistics dwelling fires in which smoke alarms raise the alarm continue to:
 - be discovered more rapidly (less than 5 minutes) after ignition; and
 - be associated with lower fatal casualty rates.
3. The installation of smoke and fire detectors is intended to reduce the risk of fire and the consequent loss of life, injury and damage to property. Because of these dangers, the Repairing Standard sets a high benchmark for smoke and fire detection, matching the standard required for new buildings and which is higher than many owner-occupiers will meet for their own homes. All privately rented homes should, if at all possible, meet this standard. However, the most important thing is that there should be some provision to detect fires and that this should be operational and in good working order.

^{*} Fire and Rescue Incident Statistics (Scotland) 2017-18.
https://www.firescotland.gov.uk/media/1332742/incident_statistics_2017_18.pdf

BS 5839-6:2019



- Premises designed to accommodate a single family
- Houses in multiple occupation comprising a number of self contained units, each designed to accommodate a single person or family
- Sheltered housing, including both the dwelling units and the common areas
- Supported housing
- New and existing premises

- Guidance is updated to take account of the publication of BS 5839-1:2017 and other standards
- New recommendations for testing and servicing by Grade is introduced
- New recommendations to prevent delay of alarm signals transmitted via social alarm systems in sheltered housing to an ARC
- New recommendations included for fire detection in supported housing and self-catering premises or premises with short-term paying guests

BS 5839-6:2019



- New recommendations for communal fire detection systems in purpose-built blocks of flats

Sheltered Housing Existing premises



Individual Dwellings:
Grade D2, Category LD2

Communal areas:
Grade A, Category L4 or L5

Note: All smoke and heat
alarms / detectors should be
interlinked



Sheltered Housing New or materially altered premises

Individual Dwellings:
Grade D2, Category LD1

Communal areas:
Grade A, Category L4/L5

Note: All smoke alarms and
heat alarms / detectors
should be interlinked



Houses in multiple occupation (HMOs) of 1 or 2 storeys

New or materially altered premises

Grade D1, Category LD1

Existing premises

Grade D1, Category LD2

Note: All smoke alarms and heat alarms should be interlinked

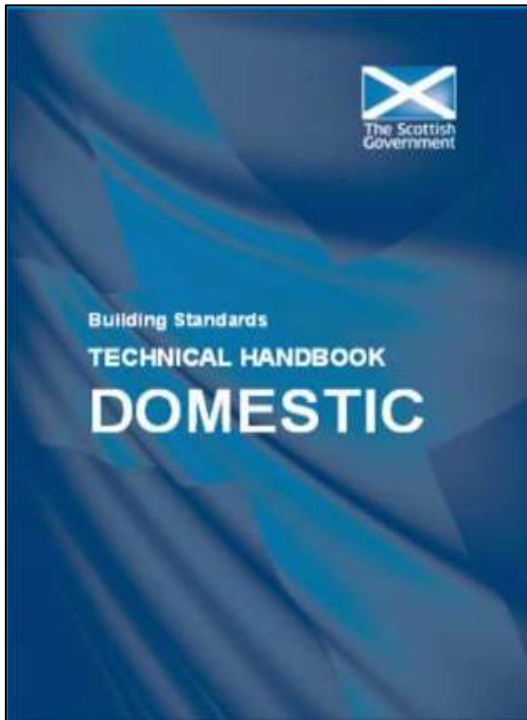


Houses in multiple occupation (HMOs) Communal areas of the HMO

Grade A, Category LD2

Detectors to be sited in accordance with the recommendations of BS 5839-1:2017 for a Category L2 system

Building (Scotland) Regulations



The guidance provided for work which comes under the scope of a building warrant has not changed.

- Smoke alarms and heat alarms installed as part of the fire detection and alarm system require to be mains powered
- Battery powered alarms are not suitable
- All alarms require to be interlinked

Any Questions?

