

Fire Safety HMO Criteria Matrix

Category & Size of HMO	Shared House 1-2 Storeys <i>Subject to Size, Layout & Design and Occupation</i>	Shared House 3+ Storeys <i>Subject to Size, Layout & Design and Occupation</i>	Non-Shared House of Any Size <i>See Non-Shared house criteria</i> <i>Subject to Size, Layout & Design and Occupation</i>	Bedsits of any size
Cooking Facilities	Shared cooking facilities	Shared cooking facilities	Shared cooking facilities	Cooking facilities inside lettings
Doors to Escape Route	Solid Doors to Bedrooms & Risk Rooms opening to escape route <i>(FD30s to kitchen)</i>	FD30 Doors to Bedrooms & Risk Rooms opening to the escape route <i>(FD30s to kitchen)</i> <i>NB: Shared houses of 5+ storeys require FD30(s) doors to all bedrooms and risk rooms</i>	FD30s Doors to Bedrooms & Risk Rooms opening to the escape route <i>(FD30s to kitchen)</i>	FD30(s) to Bedrooms, Risk Rooms and Kitchen(s)
Detection	Grade D, LD2 <i>(Smoke Detection mains wired, battery back-up and interconnected to each level, communal risk rooms & Heat Detector to kitchen)</i>	Grade D, LD1 <i>(Smoke Detection mains wired, battery back-up and interconnected to each level, communal risk rooms & Heat Detector to kitchen)</i> + Smoke detection to all bedrooms (mains wired, interconnected and battery back-up) <i>NB: Shared houses of 5+ Storeys require Grade A, LD2 detection coverage</i>	Grade D, LD1 <i>(Smoke Detection mains wired, battery back-up and interconnected to each level, communal risk rooms & Heat Detector to kitchen)</i> + Smoke detection to all bedrooms (mains wired, interconnected and battery back-up) <i>NB: Non-Shared houses of 5+ Storeys require Grade A, LD2 detection coverage</i>	Grade A, LD1 <i>(Smoke Detection mains wired, battery back-up and interconnected to each level, communal risk rooms & Heat Detector to any shared kitchens)</i> + Standalone Smoke Detector extended to bedsits. + Heat Detector mains wired & interconnected extended to bedsits