

Guildford Borough Councils Fire Safety Requirements in HMOs

Location of Fire Safety Controls	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
Type of Dwelling	Shared House	Non-Shared House <i>See non-shared house criteria</i>	Bedsit	Bedsit
Cooking Facilities	Shared cooking facilities	Shared cooking facilities	Cooking facilities inside lettings	Cooking facilities inside lettings
Doors to Escape Route	Solid Doors to Bedrooms & Risk Rooms opening to escape route <i>(FD30s to kitchen)</i>	Solid Doors to Bedrooms & Risk Rooms opening to the escape route <i>(FD30s 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 mains wired, battery back-up and interconnected to each level, communal risk rooms & Heat Detector to kitchen)</i>	Grade D, LD2 <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)	Grade D, LD2 <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	Grade A, LD2 <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