

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2019



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**COMMENCE 1<sup>ST</sup> MAY 2019 (S.I. No.137 of 2019)**

**REVOKE 2017 LEGISLATION**

**STANDARD WITH RESPECT TO REPAIR MUST BE REASONABLE FOR THE AGE, CHARACTER AND PERSPECTIVE LIFE OF THE HOUSE**

**APPLY TO EVERY HOUSE LET OR AVAILABLE FOR LETTING FOR RENT OR OTHER VALUABLE CONSIDERATION**



## STRUCTURAL CONDITION

**A HOUSE SHALL BE MAINTAINED IN A PROPER STATE OF STRUCTURAL REPAIR.**

**‘A PROPER STATE OF STRUCTURAL REPAIR’**

➤ **MEANS SOUND, INTERNALLY AND EXTERNALLY, WITH ROOF, ROOFING TILES AND SLATES, WINDOWS, FLOORS, CEILINGS, WALLS, STAIRS, DOORS, SKIRTING BOARDS, FASCIA, TILES ON ANY FLOOR, CEILING AND WALL, GUTTERS, DOWN PIPES, FITTINGS, FURNISHINGS, GARDENS AND COMMON AREAS MAINTAINED IN GOOD CONDITION AND REPAIR AND NOT DEFECTIVE DUE TO DAMPNESS OR OTHERWISE.**

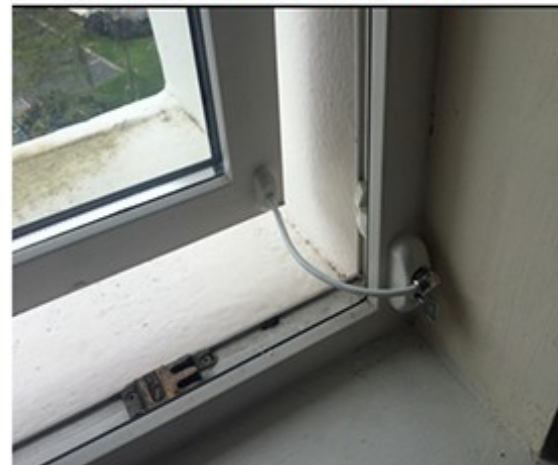
## STRUCTURAL CONDITION

➤ WHERE A WINDOW HAS AN OPENING SECTION THROUGH WHICH A PERSON ~~MAY~~ FALL AND THE BOTTOM OF THE OPENING SECTION IS MORE THAN 1400MM ABOVE EXTERNAL GROUND LEVEL, SUITABLE SAFETY RESTRICTORS SHALL BE FITTED. SAFETY RESTRICTORS SHALL RESTRAIN THE WINDOW SUFFICIENTLY TO PREVENT SUCH FALLS.

Without Window Restrictor- DANGER



With Window Restrictor- SAFETY



## GUIDELINES FOR HOUSING AUTHORITIES

Ø SAFETY RESTRICTORS SHOULD OPERATE SO THAT THEY LIMIT THE INITIAL MOVEMENT OF AN OPENING SECTION TO NOT MORE THAN 100MM.

Ø LOCKABLE RESTRICTORS, WHICH CAN ONLY BE RELEASED BY REMOVABLE KEYS OR OTHER TOOLS, SHOULD NOT BE FITTED TO WINDOW OPENING SECTIONS REQUIRED FOR ESCAPE OR RESCUE PURPOSES.

(TECHNICAL GUIDANCE DOCUMENT B - FIRE SAFETY FOR FURTHER INFORMATION).

# GUIDELINES FOR HOUSING AUTHORITIES

## SAFETY RESTRICTORS SHOULD OPERATE SO THAT THEY

- A) LIMIT THE INITIAL MOVEMENT OF AN OPENING SECTION SO THAT A CLEAR OPENING OF NOT MORE THAN 100MM IS ACHIEVED AT ANY POINT**
- B) ARE RELEASABLE ONLY BY MANIPULATION NOT NORMALLY POSSIBLE BY A CHILD UNDER 5 YEARS**
- C) ARE READILY IDENTIFIABLE AND CAPABLE OF BEING RELEASED BY AN ADULT (WITHOUT PRIOR INSTRUCTION) ON WINDOWS SUITABLE AS A MEANS OF ESCAPE IN CASE OF FIRE**
- D) RE-ENGAGE AUTOMATICALLY WHEN AN OPENING SECTION IS RETURNED TO THE INITIAL RESTRICTED OPENING POSITION, OR TO A CLOSED POSITION (WHETHER LATCHED OR NOT)**
- E) ARE NOT LOCKABLE BY A REMOVABLE KEY OR OTHER DEVICE ON WINDOWS SUITABLE AS A MEANS OF ESCAPE OR RESCUE IN CASE OF FIRE.**

**SAFETY RESTRICTORS SHOULD BE DESIGNED SPECIFICALLY TO OPERATE ON THE TYPES OF WINDOW ON WHICH THEY ARE TO BE INSTALLED.**

## **STRUCTURAL CONDITION**

**WHERE NECESSARY, ADEQUATE PROVISION SHALL BE MADE TO PREVENT HARBOURAGE  
OR INGRESS OF PESTS OR VERMIN**



# GUIDELINES FOR HOUSING AUTHORITIES

## PREVENTION OF INGRESS OF VERMIN

WHERE PEST OR VERMIN OR INSECT ERADICATION IS NECESSARY,

Ø IT IS A REQUIREMENT THAT A REGISTERED COMPETENT PROFESSIONAL PEST CONTROL OPERATIVE UNDERTAKE ANY RODENT OR INSECT TREATMENT IN ACCORDANCE WITH CURRENT LEGAL REQUIREMENTS.

Ø THE PEST CONTROL OPERATIVE SHALL MAINTAIN DETAILED RECORDS OF THE AREAS TREATED, THE DATE AND TIME OF ALL TREATMENTS, THE TYPE AND CONCENTRATION OF ALL RODENTICIDE AND INSECTICIDES USED, MATERIAL SAFETY DATA SHEETS ON ALL RODENTICIDE AND INSECTICIDES USED AND SAFETY INFORMATION PROVIDED TO THE TENANT / LANDLORD AS REQUIRED.

Ø SAFETY INFORMATION SHOULD BE PROVIDED TO THE TENANT.

Ø ALL RELEVANT PEST MANAGEMENT DOCUMENTS SHOULD BE MADE AVAILABLE TO THE HOUSING AUTHORITY.



## SANITARY FACILITIES

➤ **ALL FACILITIES MUST BE PROVIDED IN THE SAME HABITABLE AREA FOR THE EXCLUSIVE USE OF THE HOUSE**

➤ **SANITARY FACILITIES = BATH OR SHOWER, TOILET & WASH HAND BASIN  
WITH HOT & COLD WATER & IN WORKING CONDITION**

➤ **IN A ROOM SEPARATED FROM OTHER ROOMS BY  
A WALL & A DOOR & CONTAIN SEPARATE VENTILATION**



# HEATING FACILITIES

Ø EVERY HABITABLE ROOM, BATHROOM OR SHOWER ROOM SHALL HAVE PERMANENT  
FIXED HEATING CAPABLE OF PROVIDING EFFECTIVE HEATING



➤ ADEQUATE FACILITIES FOR THE SAFE & EFFECTIVE REMOVAL OF FUMES & OTHER  
PRODUCTS OF COMBUSTION SHALL BE PROVIDED



## HEATING FACILITIES

- **ADEQUATE AIR SUPPLY SHALL BE PROVIDED FOR COMBUSTION**
- **HEATING FACILITIES MUST BE CAPABLE OF BEING INDEPENDENTLY MANAGEABLE BY THE TENANT**
- **ALL APPLIANCES MUST BE MAINTAINED IN A SAFE CONDITION & IN GOOD WORKING ORDER**



- **SUITABLY LOCATED DEVICES FOR THE DETECTION & ALARM OF CARBON MONOXIDE MUST BE PROVIDED**



## GUIDELINES FOR HOUSING AUTHORITIES

**CARBON MONOXIDE ALARMS** SHOULD BE PROVIDED IN ACCORDANCE WITH TECHNICAL GUIDANCE DOCUMENT J. WHERE OPEN FLUED OR FLUELESS APPLIANCES (I.E. WHERE COMBUSTION AIR IS TAKEN FROM THE ROOM, FOR EXAMPLE AN OPEN FIRE, GAS FIRE, WOOD BURNING STOVE, GAS OR OIL BOILERS THAT ARE NOT BALANCED FLUED (THIS LIST IS NOT EXHAUSTIVE)) IT REQUIRES THE PROVISION OF A CARBON MONOXIDE ALARM IN THE ROOM WHERE THE APPLIANCE IS LOCATED **AND** EITHER INSIDE EACH BEDROOM OR WITHIN 5M (16FT) OF THE BEDROOM DOOR.

THEY SHOULD BE INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS AND EACH ALARM SHOULD BE IN WORKING ORDER AND BE WITHIN ITS '**END OF LIFE**' INDICATOR.



## GUIDELINES FOR HOUSING AUTHORITIES

### CARBON MONOXIDE ALARMS SHOULD:

**(A) COMPLY WITH I.S. EN 50291- 1:2010 / A1:2012**

**(B) INCORPORATE A VISUAL AND AUDIBLE INDICATOR TO ALERT USERS WHEN THE WORKING LIFE OF THE ALARM IS DUE TO PASS AND**

➤ **END OF LIFE MAY BE INDICATED BY**

- **POWERED BY A NON REPLACEABLE BATTERY UNIT WHERE THE BATTERY LIFE DOES NOT EXCEED THE LIFE OF THE SENSOR**
- **POWERED BY MAINS ELECTRICITY WHERE A TIMER IS INCLUDED TO INDICATE THE END OF LIFE OF THE UNIT**
- **POWERED BY A REPLACEABLE BATTERY WHERE A TIMER IS INCLUDED TO INDICATE THE END OF LIFE OF THE UNIT**

**(C) THE MANUFACTURER SHOULD HAVE THIRD PARTY CERTIFICATION CONFIRMING COMPLIANCE WITH THE STANDARD**



## FOOD PREPARATION & STORAGE & LAUNDRY

**WITHIN THE SAME HABITABLE AREA OF THE HOUSE FOR THE EXCLUSIVE USE OF THE HOUSE SHALL BE PROVIDED:**

- **A 4 RING HOB WITH OVEN & GRILL**
- **SUITABLE FACILITIES FOR THE EFFECTIVE & SAFE REMOVAL OF FUMES BY MEANS OF A COOKER HOOD OR EXTRACT FAN**
- **FRIDGE & FREEZER OR FRIDGE – FREEZER**
- **MICROWAVE OVEN**
- **A SINK WITH HOT & COLD WATER AND AN ADEQUATE DRAINING AREA**
- Ø **SINK WATER MUST BE POTABLE & TAKEN FROM A MAINS SUPPLY**
- Ø **SUITABLE & ADEQUATE NUMBER OF KITCHEN PRESSES**
- **A LAUNDRY WASHING MACHINE OR ACCESS TO A COMMUNAL LAUNDRY WASHING MACHINE**
- **A LAUNDRY DRYER OR ACCESS TO A COMMUNAL LAUNDRY DRYER OR EXCLUSIVE ACCESS TO A GARDEN**

## FOOD PREPARATION & STORAGE & LAUNDRY

**WHERE A HOUSE IS LET OR AVAILABLE FOR LETTING FOR A MINIMUM LEASE PERIOD OF 10 YEARS UNDER A TENANCY AGREEMENT**

**THERE SHALL BE PROVIDED WITHIN THE SAME HABITABLE AREA OF THE HOUSE FOR THE EXCLUSIVE USE OF THE HOUSE**

**Ø FACILITIES FOR THE INSTALLATION OF COOKING EQUIPMENT**

**Ø SINK, WITH A PIPED POTABLE COLD WATER SUPPLY FROM THE PUBLIC MAIN AND A FACILITY FOR THE PIPED SUPPLY OF HOT WATER AND AN ADEQUATE DRAINING AREA**

**Ø SUITABLE FACILITIES FOR THE EFFECTIVE AND SAFE REMOVAL OF COOKING FUMES BY MEANS OF A COOKER HOOD OR EXTRACTOR FAN**

**Ø A SUITABLE AND ADEQUATE NUMBER OF KITCHEN PRESSES FOR FOOD STORAGE**



# VENTILATION

➤ EVERY HABITABLE ROOM SHALL HAVE ADEQUATE VENTILATION

➤ ALL MEANS OF VENTILATION SHALL BE IN GOOD REPAIR

& IN WORKING ORDER



➤ ADEQUATE VENTILATION SHALL BE PROVIDED FOR THE REMOVAL OF WATER VAPOUR

FROM EVERY KITCHEN & BATHROOM



## LIGHTING

➤ EVERY HABITABLE ROOM SHALL HAVE

ADEQUATE NATURAL LIGHTING



➤ EVERY HALL, STAIRS & LANDING IN THE HOUSE AND EVERY ROOM IN THE HOUSE

SHALL HAVE ADEQUATE ARTIFICIAL LIGHTING

➤ EVERY WINDOW IN EVERY ROOM CONTAINING A BATH AND / OR SHOWER & A

WATER CLOSET SHALL BE ADEQUATELY SCREENED

# FIRE SAFETY

- EACH HOUSE SHALL CONTAIN A SUITABLE SELF-CONTAINED FIRE DETECTION & ALARM SYSTEM
- EACH HOUSE SHALL CONTAIN A SUITABLY LOCATED FIRE BLANKET
- EACH SELF-CONTAINED HOUSE IN A MULTI-UNIT BUILDING SHALL CONTAIN A SUITABLE FIRE DETECTION & ALARM SYSTEM & AN EMERGENCY EVACUATION PLAN
- A SUITABLE FIRE DETECTION & ALARM SYSTEM SHALL BE PROVIDED IN ALL COMMON AREAS WITHIN A MULTI-UNIT BUILDING



## FIRE SAFETY

➤ EMERGENCY LIGHTING SHALL BE PROVIDED IN ALL COMMON AREAS WITHIN A MULTI-UNIT BUILDING.

➤ FIRE DETECTION & ALARM SYSTEMS & EMERGENCY LIGHTING SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT STANDARDS

**CURRENT STANDARDS** - MEANS STANDARDS PRODUCED BY THE NATIONAL STANDARDS AUTHORITY OF IRELAND FOR FIRE DETECTION AND FIRE ALARM SYSTEMS IN BUILDINGS AND FOR EMERGENCY LIGHTING

**MULTI-UNIT BUILDING** - MEANS A BUILDING THAT CONTAINS 2 OR MORE HOUSES THAT SHARE A COMMON ACCESS

## FIRE SAFETY

## GUIDELINES FOR HOUSING AUTHORITIES

### SINGLE HOUSES

1. THERE IS A SUITABLY LOCATED SMOKE ALARM IN THE GROUND FLOOR HALLWAY (OR ROOM IN OPEN PLAN DESIGN) AND EACH UPPER FLOOR LANDING OF THE STAIRWAY.
2. SMOKE ALARMS ARE EITHER MAINS-WIRED WITH BATTERY BACK-UP OR 10-YEAR SELF-CONTAINED BATTERY OPERATED.
3. EACH SMOKE ALARM MUST CARRY THE CE MARK AND COMPLY WITH I.S. EN 14604:2005 SMOKE ALARM DEVICES AND SHOULD BE INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS.
4. EACH SMOKE ALARM SHOULD BE IN WORKING ORDER AND BE WITHIN ITS 'END OF LIFE' INDICATOR.
5. THERE IS A FIRE BLANKET IN THE HOUSE LOCATED IN THE KITCHEN. THE FIRE BLANKET MUST BE SECURELY WALL MOUNTED IN A PROMINENT LOCATION AND PROVIDED WITH CLEAR INSTRUCTIONS ON ITS USE. THE FIRE BLANKET SHOULD BE A LIGHT DUTY BLANKET, COMPLYING WITH IS 415:1988. PREFERABLY, THE FIRE BLANKET SHOULD BE 1.2M BY 1.8M IN SIZE.

## **FIRE SAFETY**

## **GUIDELINES FOR HOUSING AUTHORITIES**

### **MULTI-UNIT BUILDINGS**

**6. EACH HOUSE IN A MULTI-UNIT BUILDING HAS A SMOKE ALARM LOCATED IN THE GROUND FLOOR HALLWAY AND EACH UPPER FLOOR LANDING OF THE STAIRWAY.**

**7. THERE IS AN EMERGENCY EVACUATION PLAN DISPLAYED IN EACH HOUSE.**

**8. A NOTICE CONTAINING THE FOLLOWING INFORMATION SHOULD BE DISPLAYED IN EACH HOUSE:**

**A) THE ACTION TO BE TAKEN IN THE EVENT OF FIRE, DISCOVERING A FIRE OR HEARING THE FIRE ALARM.**

**B) THE PROCEDURE FOR CALLING THE FIRE BRIGADE.**

**C) A FLOOR PLAN OF THE BUILDING PROVIDING THE FOLLOWING INFORMATION:**

- **THE LOCATION OF ALL RELEVANT ESCAPE ROUTES FROM THE BUILDING.**
- **THE LOCATION OF FIRE ALARM CALL POINTS (BREAK GLASS UNITS) AND FIRE ALARM CONTROL PANEL.**
- **THE LOCATION OF FIRE FIGHTING EQUIPMENT IN THE BUILDING.**

## **FIRE SAFETY**

## **GUIDELINES FOR HOUSING AUTHORITIES**

### **MULTI-UNIT BUILDINGS**

**9. IN EACH MULTI-UNIT BUILDING THERE IS A SUITABLE COMMON FIRE DETECTION AND ALARM SYSTEM IN THE BUILDING. THE COMMON FIRE DETECTION AND ALARM SYSTEM IN THE BUILDING SHOULD CONSIST OF**

- **A CONTROL PANEL WITH SUITABLY LOCATED SMOKE DETECTORS AND SOUNDERS AT EACH LEVEL OF THE STAIRWAY AND IN EACH CIRCULATION SPACE**
- **AND A HEAT DETECTOR AND SOUNDER INSIDE EACH UNIT WITHIN THE BUILDING, LOCATED IN THE ENTRANCE HALLWAY, WHERE PROVIDED.**

**10. THERE IS A MANUAL FIRE ALARM CALL POINT (BREAK GLASS UNIT) AT EACH FLOOR LEVEL AND AT EACH FINAL EXIT FROM THE BUILDING.**

**11. THE FIRE DETECTION AND ALARM SYSTEM SHOULD MEET THE REQUIREMENTS OF TECHNICAL GUIDANCE DOCUMENT B - FIRE SAFETY**



## FIRE SAFETY

## GUIDELINES FOR HOUSING AUTHORITIES

### MULTI-UNIT BUILDINGS

**12.**THE COMMON AREAS IN A MULTI-UNIT BUILDING ARE PROVIDED WITH AN EMERGENCY LIGHTING SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH I.S 3217:2013. EMERGENCY LIGHTING SHOULD BE PROVIDED THROUGHOUT ALL COMMON ESCAPE ROUTES, I.E. CORRIDORS, LOBBIES AND STAIRWAYS.

**13.**THERE IS A FIRE BLANKET LOCATED IN THE KITCHEN IN EACH HOUSE IN A MULTI-UNIT BUILDING. THE FIRE BLANKET MUST BE SECURELY WALL MOUNTED IN A PROMINENT LOCATION AND PROVIDED WITH CLEAR INSTRUCTIONS ON ITS USE. THE FIRE BLANKET SHOULD BE A LIGHT DUTY BLANKET, COMPLYING WITH IS 415:1988. PREFERABLY, THE FIRE BLANKET SHOULD BE 1.2M BY 1.8M IN SIZE.

- CERTAIN WIRELESS OR RADIO CONTROLLED FIRE ALARM SYSTEMS MAY BE FOUND TO COMPLY WITH THE REGULATIONS WHERE THEY COMPLY WITH I.S. 3218:2013 FIRE DETECTION AND FIRE ALARM SYSTEMS FOR BUILDINGS - SYSTEM DESIGN, INSTALLATION, SERVICING AND MAINTENANCE.
- THE LANDLORD MAY BE REQUIRED TO PROVIDE SUCH EVIDENCE AS IS NECESSARY TO ESTABLISH THAT ANY FIRE ALARM SYSTEM IS IN COMPLIANCE WITH I.S. 3218:2013.

## REFUSE FACILITIES

**Ø THE HOUSE SHALL HAVE ACCESS TO SUITABLE & ADEQUATE PEST & VERMIN-PROOF  
REFUSE STORAGE FACILITIES**



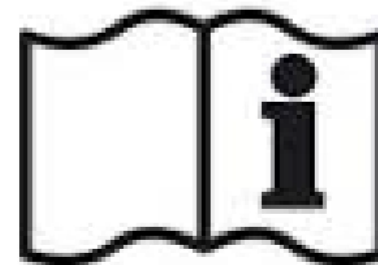
## GAS, OIL AND ELECTRICITY INSTALLATIONS

➤ INSTALLATIONS FOR THE SUPPLY OF GAS, OIL AND ELECTRICITY INCLUDING PIPEWORK, STORAGE FACILITIES AND ELECTRICAL DISTRIBUTION BOXES SHALL BE MAINTAINED IN GOOD REPAIR & SAFE WORKING ORDER



## INFORMATION

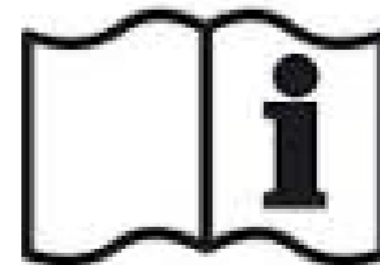
- SUFFICIENT INFORMATION SHALL BE PROVIDED TO THE TENANT ABOUT
  - THE RENTED PROPERTY
  - THE FIXED BUILDING SERVICES
  - APPLIANCES AND THEIR ROUTINE MAINTENANCE REQUIREMENT SO THAT THE OCCUPANT CAN OPERATE THEM CORRECTLY



## GUIDELINES FOR HOUSING AUTHORITIES

**THE TENANT SHOULD BE PROVIDED WITH AT LEAST THE FOLLOWING DOCUMENTATION**

- THE LOCATION OF THE MAINS WATER STOP VALVE
- THE LOCATION OF THE ELECTRICAL DISTRIBUTION BOARD
- THE LOCATION OF THE GAS / OIL SHUT OFF / ISOLATION VALVES
- INSTRUCTIONS ON HOW TO USE THE ELECTRICAL APPLIANCES
- CODE AND INSTRUCTIONS ON HOW TO USE THE SECURITY ALARM
- CODE AND INSTRUCTIONS ON HOW TO USE THE FIRE DETECTION & ALARM SYSTEM
- EMERGENCY CONTACT DETAILS OF LANDLORD / AGENT
- RTB CONTACT DETAILS
- HOUSING AUTHORITY CONTACT DETAILS



## REVISED GUIDELINES IN LINE WITH NEW REGULATIONS

- **REGULATORY FRAMEWORK**
- **GUIDANCE ON EACH REGULATION**
- **GOOD PRACTICE GUIDELINES**
- **SAMPLE INSPECTION CHECKLIST**
- **LEGISLATION (EXTRACT)**



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

GUIDELINES  
FOR HOUSING AUTHORITIES  
IN IMPLEMENTATION  
OF  
MINIMUM STANDARDS  
IN  
RENTED ACCOMMODATION 2021

- [HTTPS://WWW.GOV.IE/EN/PUBLICATION/2c979-GUIDELINES-FOR-HOUSING-AUTHORITIES-MINIMUM-STANDARDS-IN-RENTED-ACCOMMODATION/#](https://www.gov.ie/en/publication/2c979-guidelines-for-housing-authorities-minimum-standards-in-rented-accommodation/#)