



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

**COMMENCE 1<sup>ST</sup> JULY 2017**

**REVOKE 2008 & 2009 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**



Comhairle Cathrach  
Bhaile Átha Cliath  
**Dublin City Council**

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## STRUCTURAL

**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.**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

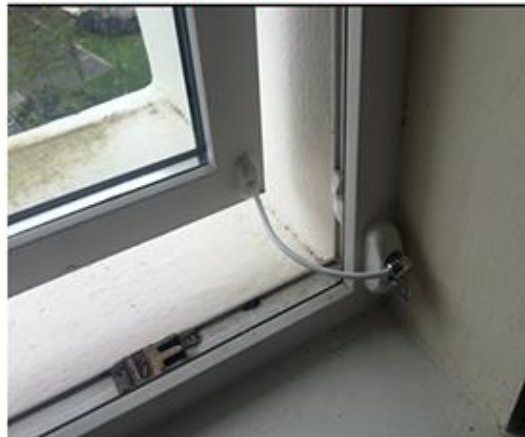
## STRUCTURAL

- 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.

Without Window Restrictor-DANGER



With Window Restrictor-SAFETY



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## GUIDELINES FOR HOUSING AUTHORITIES

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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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**

**(SEE BS 8213- 1:2004 FOR FURTHER DETAILS)**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## STRUCTURAL

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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## GUIDELINES FOR HOUSING AUTHORITIES

### PREVENTION OF INGRESS OF VERMIN:

**WHERE NECESSARY, IT IS A REQUIREMENT THAT A REGISTERED COMPETENT PROFESSIONAL PEST CONTROL OPERATIVE UNDERTAKE ANY RODENT OR INSECT TREATMENT IN ACCORDANCE WITH CURRENT LEGAL REQUIREMENTS. 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. SAFETY INFORMATION SHOULD BE PROVIDED TO THE TENANT.**

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





# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## SANITARY FACILITIES

➤ ALL FACILITIES MUST BE PROVIDED IN THE **SAME** HABITABLE AREA

➤ 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## HEATING FACILITIES

- 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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.



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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**

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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## GUIDELINES FOR HOUSING AUTHORITIES

THE **CARBON MONOXIDE ALARM** MAY GIVE AN END OF LIFE INDICATION IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

**1. POWERED BY A NON-REPLACEABLE (SEALED) BATTERY UNIT WHERE THE BATTERY LIFE DOES NOT EXCEED THE LIFE OF THE SENSOR**



**2. POWERED BY MAINS ELECTRICITY (NOT PLUG IN TYPE) WHERE A TIMER IS INCLUDED TO INDICATE THE END-OF-LIFE OF THE UNIT**

**3. POWERED BY A REPLACEABLE BATTERY WHERE A TIMER IS INCLUDED TO INDICATE THE END-OF- LIFE OF THE UNIT**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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**
- **SINK WATER MUST BE **POTABLE** & TAKEN FROM A MAINS SUPPLY**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FOOD PREPARATION & STORAGE & LAUNDRY

- **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**

**THE LANDLORD IS REQUIRED TO MAINTAIN ALL FACILITIES IN A SAFE CONDITION & GOOD WORKING ORDER**





# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## 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.**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FIRE SAFETY

## GUIDELINES FOR HOUSING AUTHORITIES

### MULTI-UNIT BUILDINGS

**6. EACH HOUSE IN A MULTI-UNIT BUILDING HAS A SMOKE ALARM LOCATED AS PER THE GUIDANCE FOR A SINGLE HOUSE.**

**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.**

**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.**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FIRE SAFETY

## GUIDELINES FOR HOUSING AUTHORITIES

### MULTI-UNIT BUILDINGS

**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 A TYPE L3X SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH I.S. 3218:2013.

**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.

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## REFUSE FACILITIES

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





# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## GAS, OIL AND ELECTRICITY INSTALLATIONS

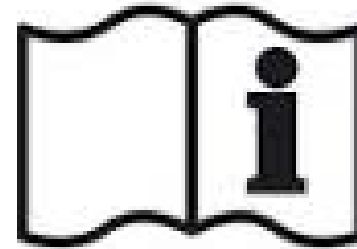
- INSTALLATIONS FOR THE SUPPLY OF GAS, OIL AND ELECTRICITY INCLUDING PIPEWORK, STORAGE FACILITIES AND ELECTRICAL DISTRIBUTION BOXES SHALL BE MAINTAINED IN GOOD REPAIR & SAFE WORKING ORDER



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## INFORMATION

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



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## REVISED GUIDELINES IN LINE WITH NEW REGULATIONS

- **REGULATORY FRAMEWORK**
- **GUIDANCE ON EACH REGULATION**
- **GOOD PRACTICE GUIDELINES**
- **SAMPLE INSPECTION CHECKLIST**
- **LEGISLATION (EXTRACT)**
- [HTTPS://WWW.HOUSING.GOV.IE/SITES/DEFAULT/FILES/PUBLICATIONS/FILES/GUIDELINES\\_FOR\\_HOUSING\\_AUTHORITIES\\_-\\_MINIMUM\\_STANDARDS\\_IN\\_RENTED\\_ACCOMODATION\\_2017.PDF](https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_housing_authorities_-_minimum_standards_in_rented_accomodation_2017.pdf)

