

Smoke Alarms in Private Lets

The Scottish Government has produced revised statutory guidance on the requirements for smoke alarms. A copy of the revised statutory guidance is available on the PRHP website by visiting www.prhpscotland.gov.uk. The revised Domestic Technical Handbook guidance states there should be at least

- ≡ One functioning smoke alarm in the¹ room which is frequently used by the occupants for general daytime living purposes
- ≡ One functioning smoke alarm in every circulation space, such as hallways and landings
- ≡ One heat alarm in every kitchen
- ≡ All alarms should be interlinked

The number and position of the alarms will depend on the size and layout of the house. There should be at least one alarm on each floor. The landlord should either install smoke and fire detectors that meet the standard set by building regulations or be able to justify why a lesser level of protection is appropriate in a particular house.

If there is a requirement for a particular house to meet more stringent standards, then these more stringent standards apply

An alarm should be installed in accordance with the recommendations contained in BS5839 Part 6 and the landlord should ensure the alarm is regularly maintained in accordance with manufacturer's recommendations. The fitting of a hard wired smoke alarm may require a building warrant and the relevant local authorities should be consulted.

¹ Text amended September 2014. Building regulations were updated in May 2014 and the word "every" was replaced by "the" in clause 2.11.1 of the technical handbook.

See <http://www.scotland.gov.uk/Topics/Built-Environment/Building>