

# Guide for Approved Housing Bodies on Minimum Standards for Rented Residential Accommodation



By law, Approved Housing Bodies must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the Minimum Standards. Local Authorities are responsible for the enforcement of the regulations. If your property does not comply to these Minimum Standards, as a landlord, you could be prosecuted. New standards came into effect on 1st July 2017 and the information below summarises the Minimum Standards and highlights the new obligations for landlords. For further details contact your local authority.

1

The building must be free from damp and in good structural repair (internally and externally).



2

There must be hot and cold water available to the tenant(s).

▶ Sanitary facilities must be in a safe condition and in good working order.



3

The building must have adequate ventilation and heating, which tenant(s) can control.



4

Facilities for the installation of cooking equipment, cooker hood or extractor fan and suitable and adequate number of kitchen presses for food storage shall be provided.



11

Efforts must be made to prevent infestation of pests and vermin.



10

There must be access to refuse storage facilities.



9

Information must be provided to tenants on the property, building services, appliances and their maintenance requirements.



8

Each bathroom or shower room should contain a permanently fixed heater that is properly maintained. The room should be properly ventilated.



7

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools should not be fitted to window opening sections.



5

Electrical wiring, gas and water pipes should be in good repair.

▶ Properties should, where necessary, have a carbon monoxide alarm. These should be in suitable locations and in good working order.



6

In houses there must be access to a fire blanket and fire detection and alarm system.

▶ In multi-unit buildings, there must be a fire detection and alarm system, an emergency evacuation plan and emergency lighting in common areas. It is important that fire safety equipment is maintained.



Source: SI No 17 of 2017 Housing (Standards for Rented Houses) Regulations 2017

# Safety Information Guide for Approved Housing Bodies



It is very important that AHB landlords are aware of their responsibilities for safety, in particular on fire safety. The guide below describes the safety requirements from the Housing (Standards for Rented Houses) Regulations 2017. AHB landlords must also comply with the Fire Service Acts (1981 and 2003) and should refer to the guidance document 'Guide to Fire Safety in Flats, Bedsitters and Apartments'.

## Fire Safety

In houses, there must be a suitable, self contained fire detection and alarm system and a suitably located fire blanket. It is recommended that smoke alarms are either mains-wired with battery back up or are 10 year self contained battery operated.



## Safety in Multi-Unit Buildings

- ▶ A suitable fire detection and alarm system must be provided in **common areas** in a multi unit building.
- ▶ It is important that all fire safety equipment and lighting is maintained.
- ▶ Each unit must have a suitably located mains wired smoke alarm.



## Ventilation

Rooms should contain suitable and adequate facilities for the safe removal of fumes and other products of combustion to the external air in situations where a heat producing appliance is used.



## Ventilation

All habitable rooms should have adequate ventilation.



## Emergency lighting

Emergency lighting must be provided in all **common areas** in a multi unit building.



## Gas and Electricity Safety

Installations for supply of gas, oil and electricity including pipework, storage facilities and electrical distribution boxes should be maintained in good repair and safe working order.



## Carbon Monoxide Safety

Each house shall contain, where necessary, suitably located devices for the detection and alarm of carbon monoxide.



## Windows

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections.



## Fire Safety

Each self contained unit in a multi unit building\* must have a suitable fire detection and alarm system, fire blanket and an emergency evacuation point.



\* A multi unit building means a building that contains two or more dwellings that share a common access.