

Information Sheet

I want to advise you that Fingal County has a programme of ongoing visual inspections on all private rented accommodation within its functional area in accordance with the Housing (Standards for Rented Houses) Regulations 2019. The purpose of the inspections programme is to ensure all private rented accommodation meets the relevant standards as set out in the above regulations as directed by the Department of Environment, Community and Local Government. These regulations apply to all properties that are currently let or available for letting.

Structural Condition – Regulation 4:

Safety Restrictors

- 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.
- Lockable restrictors that can only be released by removable keys or other tools **should not be fitted to window opening sections**

Where to buy? Safety restrictors can be bought online on websites such as wdacc.ie, windowanddoorparts.ie and many others or in stores such as Window & Door Accessories Limited, Ikea, woodies, hardware stores, etc

Heating Facilities Regulation 6:

Carbon Monoxide Alarms:

A carbon monoxide alarm carrying a CE mark and complying with I.S. EN 50291-1:2010/A1:2012 standard should be installed as per the manufactures instructions in every room that contains a heating appliance (open fire, gas fire, wood burning stove, gas boiler etc,) and each alarm should be in working order and be within its “end of life” indicator.

Food Preparation & Storage & Laundry – Regulation 7:

Extractor Fan

The Housing (Standards for Rented Houses) Regulations 2019 state for the following:

There must be *‘Suitable facilities for the effective and safe removal of fumes to the external air be means of cooker hood or extractor fan’*

They must be maintained in good working order and repair. Charcoal filter cooker hoods will not suffice if they are not connected to the external air.

Mechanical extractor fans similar to what you would see in a bathroom are acceptable as long as they are mounted on an external wall or connected to the external air.

Ventilation – Regulation 8:

Ventilation

The Housing (Standards for Rented Houses) Regulations 2019 state for the following:

Every room used, or intended for use, by the tenant of the house as a habitable room shall have adequate ventilation.

Habitable rooms include all bedrooms, living area and kitchen.

All habitable rooms must have adequate ventilation through either a wall, window or mechanical vents.

All vents must be clear and unobstructed.

All means of ventilation shall be maintained in good repair and working order

Adequate mechanical ventilation shall be provided for the removal of water vapour from kitchens and bathrooms.

Fire Safety – Regulation 10:

Smoke Alarms

Each house shall contain a suitable self contained fire detection and alarm system

Single Houses:

1. There is a suitably located smoke alarm in the ground floor hallway and each upper floor landing of the stairway and in each circulation space that forms part of the means of escape from any part of the dwelling
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 manufacturers instructions
4. Each smoke alarm should be in working order and be within its “end of life” indicator

Multi Unit Building:

1. Each house in a multi unit building should have a mains – wired smoke alarm with battery back up.
2. There is a suitably located smoke alarm in the ground floor hallway and each upper floor landing of the stairway and in each circulation space that forms part of the means of escape from any part of the dwelling

Fire Blankets

Each house should have a fire blanket located in the kitchen. The fire blanket must be securely wall or press mounted in a prominent location and provided with clear instructions on its use. The fire blanket must comply with EN 1869 : 1997

Emergency Evacuation Plan

Each self contained house in a multi unit building shall contain a suitable fire detection and alarm system and an emergency plan

There is an emergency evacuation plan displayed in the house/flat

A notice containing the following information, should be displayed in each house/flat

- 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

Electricity, Gas & Oil – Regulation 12:

Annex E report

An Annex E report is a safety check to gas appliances and pipework at a property. It must be completed by a Registered Gas Installer. If required to carry out an Annex E inspection on your report please have a copy of the certification received present when inspector is carrying out reinspection.

If you have any further queries please email inspections@arthurstownconstruction.ie