

Smoke detection in single dwellings

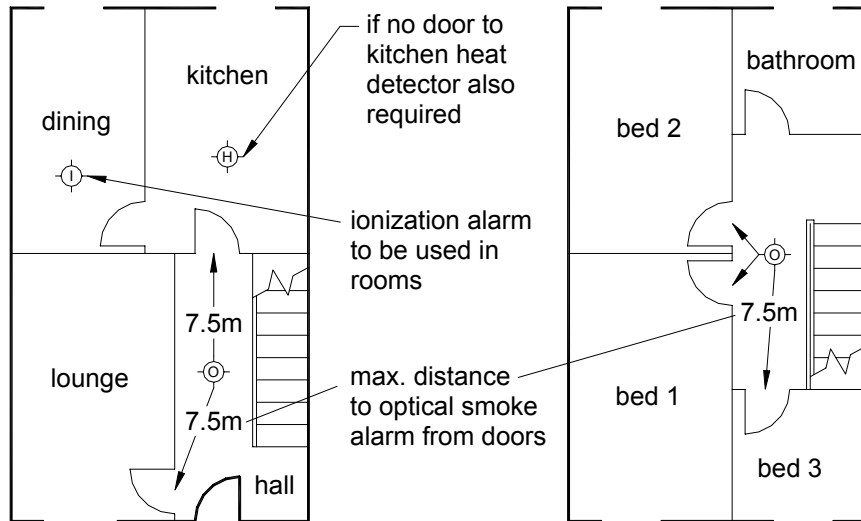
When must smoke detection be installed in a dwelling?

1. All new dwellings.
2. **New for 2007** - When a dwelling is materially altered or extended smoke alarms will now have to be provided in the circulation spaces
3. The conversion of a building to a dwelling.
4. When a loft is converted into living accommodation.
5. A large house with over 3 storeys should be fitted not only with smoke detectors, but a system that has a standby supply maintained for 72 hours.

Note:- Even if you do not fall in one of the above cases it is still advisable to install a smoke detection system as soon as possible, particularly when rewiring of a dwelling takes place.

Where should smoke alarms/detectors be positioned?

One on each storey and within the distances to doors where fires may start (see below).

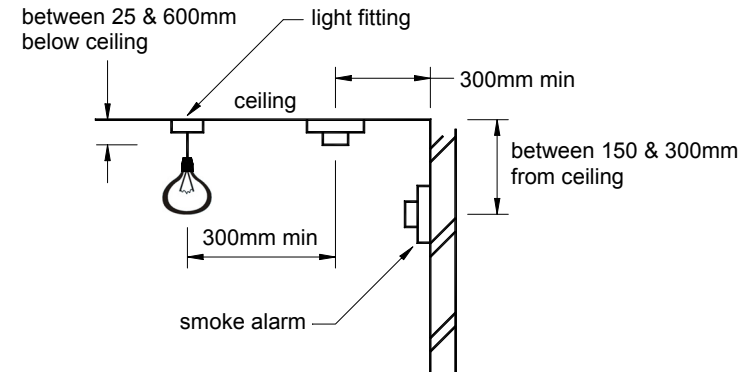


If any internal hall or corridor exceeds 15m 2No alarms to be fitted

Hallways and landings should be fitted with **OPTICAL** smoke alarms. Living Rooms and Dining Rooms should be fitted with **IONIZATION CHAMBER** smoke alarms.

How should the alarm/detectors be fixed?

They should be fixed to the following parameters:-



Note :- smoke alarm/detectors should not be fixed in the following places.

1. Next to or directly over heaters or air conditioning outlets.
2. In bathrooms, showers, cooking areas, garage or any other place where steam condensation or fumes could give false alarms.
3. In very hot or very cold places (boiler rooms unheated porches etc.).
4. Fixed on surfaces which differ in temperature from the room installed in.
5. In any position where routine maintenance, testing or cleaning cannot be carried out safely (over stair shafts or any other opening between floors).

Can the smoke alarms be battery operated?

NO. The alarms must be self contained mains operated units wired directly back to a separately fused circuit in the consumer unit. Smoke alarm/detectors should be inter-linked so that detection of smoke by any one unit operates the alarm signal in all of them.

New for 2007 – The guidance on smoke detectors has been amended in line with the latest British Standard and all smoke alarms now require a standby power supply.

Developers/Builders note:- Whilst a requirement for maintenance can not be made as a condition of passing plans, your attention is drawn to the desirability of providing the occupants with information on the use of the equipment, and on its maintenance (or guidance on suitable maintenance contractors). BS 5839 : Part 1 also recommends that occupiers should receive the manufacturers instructions concerning the operation and maintenance of the alarm system.



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**Building Control Services
Planning & Transportation Service
Barnsley Metropolitan Borough Council
PO Box 604, Barnsley, S70 9FE**



You can visit us at the Barnsley Connects Service Centre, The Civic, Eldon Street, Barnsley, S70 2JL between 9.00 - 1.00pm Monday – Friday, where we provide a duty surveyor to give technical or general advice.

If you wish to speak with a specific surveyor, you can arrange to meet with them at the Barnsley Connects Service Centre by prior appointment between 9.00 - 5.00pm Monday - Friday.

Alternatively, a Building Control Surveyor is always available by telephone to give technical, or general advice and to receive inspection requests, between 9.00 - 5.00pm Monday – Friday.

How to contact us:

Building Control general direct line: (01226) 772678

24hr answerphone (inspection requests): (01226) 772699

Fax Number: (01226) 772698

Dangerous Structures (out of hours): via emergency services

E-mail:

Building Control Manager: TIMCLIFFE@BARNSLEY.GOV.UK

Application Submissions: BUILDINGCONTROL@BARNSLEY.GOV.UK

Website: www.barnsley.gov.uk/buildingcontrol

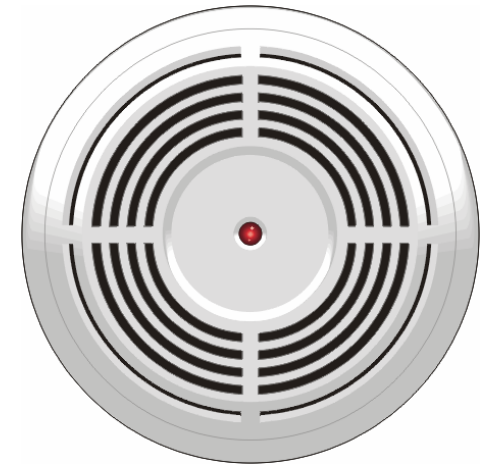
Customer comments are welcome (good or bad) using the feedback form found on the website. Your comments may help us to improve our service to you.



BARNSLEY
Metropolitan Borough Council
BUILDING CONTROL SERVICES



GENERAL INFORMATION SHEET No. 6



SMOKE DETECTION IN SINGLE DWELLINGS

(2007/8 EDITION)



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