

## **HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2019**

Below please find details of the items that will be checked during the private rented inspection in accordance with the **HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2019**.

In addition, you should also make the **RTB Tenancy Registration Number, BER Certificate, BER Rating** and **BER Number** available to the inspector on request.

### **Structure Compliance - (Regulation 4)**

<b>Roof, Roofing, Tiles &amp; Slates</b>
1. The roof is in a proper state of repair and not defective
2. The roofing tiles or slates are properly fixed and there is no evidence of slipping
3. There is no evidence of dampness or water penetration through the roof
<b>Windows &amp; Doors</b>
4. Where a window has an opening section through which a person may fall, (having particular regard to children under five years old), and the sill of which is more than 1400 mm above external ground level, suitable safety restrictors shall be fitted. Safety restrictors shall restrain the window sufficiently to prevent such falls
5. Lockable handles or restrictors, which can only be released by removable keys or other tools, shall not be fitted to window opening sections required for rescue or escape purposes
6. The windows are in a proper state of repair and are properly maintained
7. The doors in any part of the house are not defective and are in good repair and condition
8. There is no evidence of dampness or water penetration through the windows or doors
9. There is no broken glass in either the windows or doors
<b>Floors, Ceilings &amp; Walls</b>
10. The floors, ceilings or walls in any part of the house are not defective and in good repair and condition
11. There is no evidence of dampness or water penetration through the floors, ceilings, or walls
<b>Interior</b>
12. The stairs are in good repair and not defective and are fitted with a handrail
13. The skirting boards in any part of the house are not defective and are in good repair and condition
14. The tiles on any walls, floors or ceilings in any part of the house are not defective and are in good repair and condition
15. All fittings in the house are maintained in a proper state of repair and are not defective or broken
16. All furnishings in house are maintained in proper state of repair and are not defective or broken
<b>Exterior</b>
17. The fascia board and soffit are in a proper state of repair and not rotting or defective
18. The gutters are in good repair and not defective or leaking or blocked
19. The down pipes are in good repair and not defective or leaking or blocked
20. The exterior of the house is maintained in good structural and decorative condition

<b>Garden &amp; Common Areas</b>
21. The common areas throughout the building are maintained in a clean and tidy condition and are not obstructed in any way
22. The gardens and yard areas of the houses are maintained in a clean and tidy condition with no accumulation of rubbish or obsolete materials and the grass, tree, shrubs and other vegetation are maintained in a tidy condition

**Sanitary Facilities Compliance - (Regulation 5)**

<b>Sanitary Facilities Compliance</b>
1. There is a toilet, with a dedicated wash hand basin adjacent thereto with continuous supply of cold water and a facility for the piped supply of hot water, all in good working order
2. There is a bathroom containing either a fixed bath or shower with a continuous supply of cold water and a facility for the piped supply of hot water, all in good working order
3. The room(s) listed at 1 and 2 above are within the house
4. The room(s) listed at 1 and 2 above are separated from adjacent rooms or spaces by a wall with a door
5. The room(s) listed at 1 and 2 above have separate means of ventilation
6. There is adequate hot and cold water storage capacity
7. The drains serving the wash hand basins, sinks, baths, showers and toilets allow waste to flow freely.
8. The facilities at 1 and 2 are properly insulated and secured

**Heating Facilities Compliance - (Regulation 6)**

<b>Heating Facilities Compliance</b>
1. Does each habitable room have a permanently fixed heating appliance(s) capable of providing effective heat
2. The heat producing appliance is capable of being independently managed by the tenant
3. The heat producing appliance is capable of providing effective heat
4. The heat producing appliance is in working order and is serviced and maintained in accordance with the manufacturer's guidance and current standards

5. The heat producing appliance has an adequate supply of air to it for combustion and for the efficient working of any flue pipe or chimney. The heat producing appliance has adequate provision for the discharge of the products of combustion to the outside air

6. Carbon Monoxide Alarms shall be provided in accordance with Technical Guidance Document J. (Refer to DOHPLG Guidelines 2017 Sec 5 page 18)

7. Carbon Monoxide Alarms shall comply with:  
IS EN 50291 -1:2010 / a1:2012  
(Refer to DOHPLG Guidelines 2017 Sec 6 pages 18 & 19)

**NOTE: "Heat Producing Appliance" means a fixed appliance which is designed to burn solid fuel, oil, bio-fuel or gas and includes an incinerator.**

### **Food, Storage & Laundry Compliance - (Regulation 7)**

#### **Food Preparation**

1. There is a four ring hob, an oven and a grill

2. There is a suitable facility for the removal of fumes to the external air by means of a cooker hood or extractor fan

3. A fridge is supplied

4. A freezer is supplied. An icebox in a fridge will not suffice as a freezer for the purpose of the Regulations

5. A microwave oven is supplied

6. There is a potable cold water supply to the kitchen sink taken direct from the service pipe supplying water to the public main or other source to the building containing the house and a facility for piped supply of hot water, and an adequate draining area

#### **Storage**

7. There is an adequate amount of storage cabinets for the number of people living in the house. Separate cabinets required for food & non food items.

#### **Laundry**

8. There is a laundry washing machine or access to a communal washing machine facility within the curtilage of the building

9. Where the house does not have a garden or yard for the exclusive use of that house, a dryer or access to a communal drying facility must be provided

10. All of the above requirements must be in good working order and repair

## Ventilation Compliance - (Regulation 8)

<b>Kitchen Ventilation</b>
1. The room containing a kitchen (of more than 6.5 sq m in floor area) has a wall or window vent
2. The vent must provide 6,500 sq mm of ventilation
3. The room containing a kitchen (of more than 6.5 sq m in floor area) must have an openable window section or door directly to external air. In a kitchen of less than 6.5 sq m in area, which does not contain an openable window to external air, the mechanical extract ventilation should include an automatic 15 minutes over-run or be controlled by a humidistat and provision should be made for air supply via a 10mm gap under the door or equivalent
4. In the room containing a kitchen (of any size) there must be mechanical extract ventilation or ceiling/wall vent exiting at or above roof level (passive stack vent).
<b>Bathroom/WC Ventilation</b>
6. In each bathroom/WC, where there is an openable window or door to external air, the opening section must be a minimum 1/20th of floor area
7. In each bathroom/WC, there must be a mechanical extraction vent unobstructed or passive stack vent with humidity control, in working order
8. In each bathroom/WC, without opening section to external air for rapid ventilation the mechanical extraction vent must have 15 minutes overrun or be controlled by humidistat; & 10mm gap under door
<b>Habitable Rooms Ventilation</b>
9. In each habitable room there must be an openable external window/door & openable section to be 1/20 of the floor area
10. In each habitable room there shall be a wall or window ventilation opening, unobstructed and with a minimum sectional area of 6,500sq mm opening to external air
11. Where a mechanical ventilation system is installed, all mechanical ventilation supply and extract grills are clear and unblocked and all fans are running with appropriate indicators.
12. There is a maintenance and operational manual available for mechanical ventilation systems

## Lighting Compliance - (Regulation 9)

<b>Lighting Compliance</b>
1. There is adequate natural lighting in all habitable rooms
2. There is adequate artificial lighting for the circulation routes and all rooms used or intended for use by the tenant
3. Any window in the room containing a bath and/or shower and a water closet is adequately screened e.g. by a blind or by means of frosted glass
4. There is adequate artificial light in all common areas

## Fire Safety Compliance - (Regulation 10)

### Fire Safety - Single Houses

1. There is a suitably located smoke alarm in the ground floor hallway (or room in an open plan design) and each upper floor landing of the stairway
2. Smoke alarms shall be mains wired with battery backup or 10 years self contained battery operated
3. Each smoke alarm must carry the CE mark and comply with IS EN 14604:2005. Smoke alarms shall be installed as per manufacturer's instructions
4. Each smoke alarm shall 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 shall comply with EN1869:1997.

**NOTE: FIRE SAFETY - MULTI-UNIT BUILDING. SEPARATE CHECK LIST BELOW**

## Refuse Compliance - (Regulation 11)

### Refuse Compliance

1. There is suitable and adequate, pest and vermin proof refuse storage facilities provided for each house
2. Where there is more than one house in the building, these facilities can be provided individually for each house or a communal facility can be provided for the building provided it is suitable and adequate to collect and store the refuse in an appropriate manner between collections

## Gas, Oil & Electricity Compliance - (Regulation 12)

### Electricity & Gas Compliance

1. Are the installations for the supply of gas, oil and electricity including pipework, storage facilities and electrical distribution boxes maintained in good repair and safe working order. ***The presence of one or more of the following may assist in assessing compliance.***
2. Is there a Declaration of Conformance with IS 813:2014 Annex E Safety Check inspection report issued within the previous 12 months by an RGI **registered gas installer**
3. Is there a current Periodic Inspection Report by a Safe Electric **registered electrical contractor**? *This report must show that no remedial or advisory works are required.*
4. Is there an Inspection Report issued within the previous 12 months from a suitably competent person that the **oil installation** in the house is safe and in proper working order

## Information Compliance - (Regulation 13)

### Information Compliance

All Tenants shall be provided with information about the routine maintenance and operation of the dwellings services and appliances. These shall include: Mains water stop valve; Electrical distribution board; Gas & Oil shut off/isolation valves; Instruction Manuals on electrical appliances; alarms system & codes; fire detection & alarm system; heating system; Contact numbers/details for Residential Tenancy Board, Local Authority and Landlord

## Fire Safety Compliance – (Regulation 10)

### Fire Safety - Multi Unit Building

1. Each Unit in a multi-unit building shall have a smoke alarm located as per the guidance for a single house set out above

2. There is an emergency evacuation plan displayed in each unit or apartment

3. A notice containing the following information shall be displayed in each unit:

- a) The action to be taken in the event of a fire or fire alarm
- b) The procedure for calling the Fire Brigade
- c) A floor plan of the building providing the following:
  - (i) The location of all relevant escape routes from the building.
  - (ii) The location of fire alarm call points (break glass units) and fire control panels
  - (iii) The location of firefighting equipment in the building.

4. In each multi-unit building there shall be a suitable common fire detection and alarm system in the building. This shall 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

5. There is a manual fire alarm call point (break glass point) at each floor level and at each final exit from building

6. Fire detection & alarm system to requirements of Type L3X system installed & maintained to IS 3218:2013

7. Common Areas in a multi-unit building shall be provided with an emergency light system installed & maintained to IS3217:2013. Emergency Lighting shall be provided throughout all common escape routes including, corridors, lobbies & stairwells

8. Each unit in a multi-unit building shall be provided with a fire blanket as required in a single house