



HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

COMMENCE 1ST JULY 2017

REVOKE 2008 & 2009 LEGISLATION

**APPLY TO ALL RENTED HOUSES –
INCLUDING LA HOUSES**



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INTERPRETATION

HABITABLE ROOM

MEANS A ROOM USED FOR LIVING OR SLEEPING PURPOSES BUT DOES NOT INCLUDE A KITCHEN HAVING A FLOOR AREA OF LESS THAN 6.5 SQUARE METRES.

STANDARD WITH RESPECT TO REPAIR MUST BE REASONABLE FOR THE AGE, CHARACTER AND PERSPECTIVE LIFE OF THE HOUSE



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APPLICATION

- TO EVERY HOUSE LET OR AVAILABLE FOR LETTING

UNLESS

- OCCUPYING FOR A HOLIDAY
- HSE OR APPROVED BODY WITH COMMUNAL SANITARY, COOKING &
DINING FACILITIES
- CARAVAN OR MOBILE HOME OR TEMPORARY STRUCTURE



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STRUCTURAL

A HOUSE SHALL BE MAINTAINED IN A PROPER STATE OF STRUCTURAL REPAIR.

‘A PROPER STATE OF STRUCTURAL REPAIR’

➤ **MEANS SOUND, INTERNALLY AND EXTERNALLY, WITH ROOF, ROOFING TILES AND SLATES, WINDOWS, FLOORS, CEILINGS, WALLS, STAIRS, DOORS, SKIRTING BOARDS, FASCIA, TILES ON ANY FLOOR, CEILING AND WALL, GUTTERS, DOWN PIPES, FITTINGS, FURNISHINGS, GARDENS AND COMMON AREAS MAINTAINED IN GOOD CONDITION AND REPAIR AND NOT DEFECTIVE DUE TO DAMPNESS OR OTHERWISE.**



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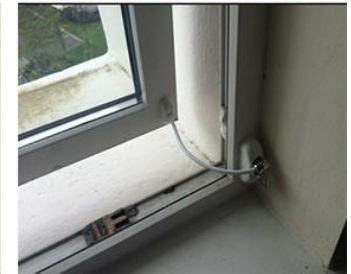
STRUCTURAL

- 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.

Without Window Restrictor-DANGER



With Window Restrictor-SAFETY



- WHERE NECESSARY, ADEQUATE PROVISION SHALL BE MADE TO PREVENT HARBOURAGE OR INGRESS OF PESTS OR VERMIN



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SANITARY FACILITIES

- ALL FACILITIES MUST BE PROVIDED IN THE SAME HABITABLE AREA
- SANITARY FACILITIES = BATH OR SHOWER, TOILET & WASH HAND BASIN
- WITH HOT & COLD WATER & IN WORKING CONDITION
- IN A ROOM SEPARATED FROM OTHER ROOMS BY A WALL & A DOOR & CONTAIN SEPARATE VENTILATION



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HEATING FACILITIES

- EVERY HABITABLE ROOM, BATHROOM OR SHOWER ROOM SHALL HAVE PERMANENT FIXED HEATING CAPABLE OF PROVIDING EFFECTIVE HEATING



- ADEQUATE FACILITIES FOR THE SAFE & EFFECTIVE REMOVAL OF FUMES & OTHER PRODUCTS OF COMBUSTION SHALL BE PROVIDED



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HEATING FACILITIES

- ADEQUATE AIR SUPPLY SHALL BE PROVIDED FOR COMBUSTION
- HEATING FACILITIES MUST BE CAPABLE OF BEING INDEPENDENTLY MANAGEABLE BY THE TENANT
- ALL APPLIANCES MUST BE MAINTAINED IN A SAFE CONDITION & IN GOOD WORKING ORDER
- SUITABLY LOCATED DEVICES FOR THE DETECTION & ALARM OF CARBON MONOXIDE MUST BE PROVIDED



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FOOD PREPARATION & STORAGE & LAUNDRY

WITHIN THE SAME HABITABLE AREA OF THE HOUSE FOR THE EXCLUSIVE USE OF THE HOUSE SHALL BE PROVIDED:

- **A 4 RING HOB WITH OVEN & GRILL**
- **SUITABLE FACILITIES FOR THE EFFECTIVE & SAFE REMOVAL OF FUMES BY MEANS OF A COOKER HOOD OR EXTRACT FAN**
- **FRIDGE & FREEZER OR FRIDGE – FREEZER**
- **MICROWAVE OVEN**
- **A SINK WITH HOT & COLD WATER AND AN ADEQUATE DRAINING AREA**
- **SINK WATER MUST BE POTABLE & TAKEN FROM A MAINS SUPPLY**

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FOOD PREPARATION & STORAGE & LAUNDRY

- **SUITABLE & ADEQUATE NUMBER OF KITCHEN PRESSES**
- **A LAUNDRY WASHING MACHINE OR ACCESS TO A COMMUNAL LAUNDRY WASHING MACHINE**
- **A LAUNDRY DRYER OR ACCESS TO A COMMUNAL LAUNDRY DRYER OR EXCLUSIVE ACCESS TO A GARDEN**

THE LANDLORD TO MAINTAIN ALL FACILITIES IN A SAFE CONDITION & GOOD WORKING ORDER



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VENTILATION

➤ EVERY HABITABLE ROOM SHALL HAVE ADEQUATE VENTILATION

➤ ALL MEANS OF VENTILATION SHALL BE IN GOOD REPAIR
& IN WORKING ORDER



➤ ADEQUATE VENTILATION SHALL BE PROVIDED FOR THE REMOVAL OF
WATER VAPOUR FROM EVERY KITCHEN & BATHROOM



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LIGHTING

➤ EVERY HABITABLE ROOM SHALL HAVE
ADEQUATE NATURAL LIGHTING



➤ EVERY HALL, STAIRS & LANDING IN THE HOUSE AND EVERY ROOM IN
THE HOUSE SHALL HAVE ADEQUATE ARTIFICIAL LIGHTING

➤ EVERY WINDOW IN EVERY ROOM CONTAINING A BATH AND / OR
SHOWER & A WATER CLOSET SHALL BE ADEQUATELY SCREENED



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FIRE SAFETY

➤ EACH HOUSE SHALL CONTAIN A SUITABLE SELF-CONTAINED
FIRE DETECTION & ALARM SYSTEM



➤ EACH HOUSE SHALL CONTAIN A SUITABLY LOCATED FIRE BLANKET

➤ EACH SELF-CONTAINED HOUSE IN A MULTI-UNIT BUILDING SHALL
CONTAIN A SUITABLE FIRE DETECTION & ALARM SYSTEM & AN
EMERGENCY EVACUATION PLAN



➤ A SUITABLE FIRE DETECTION & ALARM SYSTEM SHALL BE
PROVIDED IN COMMON AREAS WITHIN A MULTI-UNIT BUILDING



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FIRE SAFETY

- EMERGENCY LIGHTING SHALL BE PROVIDED IN ALL COMMON AREAS WITHIN A MULTI- UNIT BUILDING.
- FIRE DETECTION & ALARM SYSTEMS & EMERGENCY LIGHTING SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT STANDARDS

CURRENT STANDARDS - MEANS STANDARDS PRODUCED BY THE NATIONAL STANDARDS AUTHORITY OF IRELAND FOR FIRE DETECTION AND FIRE ALARM SYSTEMS IN BUILDINGS AND FOR EMERGENCY LIGHTING

MULTI-UNIT BUILDING - MEANS A BUILDING THAT CONTAINS 2 OR MORE HOUSES THAT SHARE A COMMON ACCESS



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REFUSE FACILITIES

- THE HOUSE SHALL HAVE ACCESS TO SUITABLE & ADEQUATE
PEST & VERMIN-PROOF REFUSE STORAGE FACILITIES



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GAS, OIL AND ELECTRICITY INSTALLATIONS

- INSTALLATIONS FOR THE SUPPLY OF GAS, OIL AND ELECTRICITY INCLUDING PIPEWORK, STORAGE FACILITIES AND ELECTRICAL DISTRIBUTION BOXES SHALL BE MAINTAINED IN GOOD REPAIR & SAFE WORKING ORDER



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INFORMATION

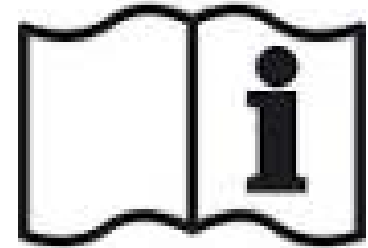
➤ SUFFICIENT INFORMATION SHALL BE PROVIDED TO THE TENANT
ABOUT

➤ THE RENTED PROPERTY

➤ THE FIXED BUILDING SERVICES

➤ APPLIANCES AND THEIR ROUTINE MAINTENANCE REQUIREMENTS

SO THAT THE OCCUPANT CAN OPERATE THEM CORRECTLY



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REVISED GUIDELINES IN LINE WITH NEW REGULATIONS

- **REGULATORY FRAMEWORK**
- **GUIDANCE ON EACH REGULATION**
- **INSPECTION CHECKLIST**
- **LEGAL ENFORCEMENT OF STANDARDS**
- **GOOD PRACTICE GUIDELINES**



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