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STATUTORY RULES OF NORTHERN IRELAND

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**2019 No. 31**

**The Houses in Multiple Occupation (Living Accommodation Standard) Regulations (Northern Ireland) 2019**

**Personal washing facilities**

7.—(1) Where a dwelling is not capable of occupation by more than 3 persons, as determined under section 41 of the Houses in Multiple Occupation Act (Northern Ireland) 2016, the provision of a suitably located bath or shower, water closet and wash hand basin (separated or not), with continuous supplies of hot and cold running water, shall be adequate to meet these standards.

(2) Where an en-suite bathroom or en-suite shower room, or a bathroom or shower room for the sole use of an occupant or household, containing a suitable bath or shower, wash hand basin and water closet, is available, this shall be adequate.

(3) Where the bathroom or shower room is shared, each occupant or household sharing shall have a readily accessible bathroom or a shower room provided in the following ratios as per Table 1:—

**Table 1**

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<i>Household</i>	
5 occupants	1 bathroom or shower room
6-10 occupants	2 bathrooms or shower rooms
11-15 occupants	3 bathrooms or shower rooms

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(4) Where a bathroom or shower room is shared, it shall contain a wash hand basin within the compartment. However if due to the physical constraints of the bathroom or shower room a wash hand basin cannot be accommodated within the space, an additional wash hand basin shall be provided within each bedroom.

(5) Where paragraph (4) does not apply and the bathroom or shower room is shared, each occupant shall have an accessible water closet compartment, separate from the bathroom or shower room, and containing a water closet and a wash hand basin in the following ratios as per Table 2:—

**Table 2**

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<i>Household</i>	
1-5 occupants	1 water closet
6-10 occupants	2 water closets
11-15 occupants	3 water closets

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(6) Where 2 water closets are required (6-10 occupants sharing), 1 water closet may be in a room also containing a bath or shower and a wash hand basin. Where 3 water closets are required (11-15

occupants sharing), 1 water closet may be in a room also containing a bath or shower and a wash hand basin.

(7) External water closets shall be disregarded for the purpose of paragraph (6).

(8) Where facilities are shared, each occupant should be able to reach a water closet, wash hand basin and bath or shower without having to pass through accommodation which is occupied exclusively by another occupant or household.

(9) A unit of accommodation shall be more than one floor vertically, or 30 metres horizontally, from the nearest water closet, wash hand basin and bath or shower.

(10) Bathrooms, shower rooms and water closet compartments shall be constructed as to ensure privacy.

(11) Baths, showers, water closets and wash hand basins shall not be permitted in kitchens.

(12) Baths shall be 1.67m minimum in length; shower trays 800mm x 800mm minimum and wash hand basins 360mm x 265mm minimum, each with its own continuous supplies of hot and cold running water.

(13) Bathrooms, shower rooms and water closet compartments shall have surfaces which are designed to be reasonably smooth and non-absorbent and capable of being readily and easily cleaned. Floors shall be slip resistant.