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STATUTORY RULES OF NORTHERN IRELAND

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**2024 No. 123**

**The Smoke, Heat and Carbon Monoxide Alarms for  
Private Tenancies Regulations (Northern Ireland) 2024**

**Interpretation**

**2. In these Regulations—**

“British Standard BS 5839-6” is the standard for planning, design, installation, commissioning and maintenance of fire detection and fire alarm systems (in domestic premises) compiled by the British Standards Institution;

“British Standard BS EN 50292” is the standard for the selection, installation use and maintenance of electrical apparatus for the detection of carbon monoxide in domestic premises compiled by the British Standards Institution;

“carbon monoxide alarm” means a device that detects the presence of carbon monoxide and gives warning to prevent carbon monoxide poisoning;

“circulation space” means a hall, stairs, landing or corridor;

“fixed combustion appliance” includes a fixed apparatus where fuel of any type is burned to generate heat and includes boilers, fires (including open fires), heaters and stoves fuelled by solid fuel, oil or gas, but excludes a gas cooker or a gas oven;

“flue” means a pipe or channel, including a chimney of a fire that has not been put beyond use, that leads to the outside of a dwelling-house, taking smoke, gases or hot air away from a fixed combustion appliance;

“heat alarm” means a device designed to detect heat instead of smoke, which contains a thermistor set to respond to temperatures above 58°C by sounding an alarm;

“integral garage” means an attached garage that is built within the walls of the main dwelling-house and is structurally connected to the house, it can be accessed either via an internal door or from outside the dwelling-house;

“new private tenancy” means a private tenancy granted on or after 1st September 2024;

“open plan living area” means an area where there are no walls dividing a kitchen and a space used by the occupants for general day time living purposes;

“room” includes an integral garage.