
STATUTORY RULES OF NORTHERN IRELAND

2024 No. 123

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

Minimum number of smoke, heat and carbon monoxide alarms

3.—(1) Subject to paragraph (2), a landlord in respect of a private tenancy must ensure that each dwelling-house has—

- (a) a smoke alarm installed in—
 - (i) the room, including an open plan living area, which is most frequently used by the occupants for general daytime living purposes; and
 - (ii) every circulation space on each storey;
- (b) a heat alarm installed in every kitchen; and
- (c) a carbon monoxide alarm installed in any room or circulation space of the dwelling-house which contains a fixed combustion appliance or a flue.

(2) Where the proximity of an open fireplace would make a smoke alarm impracticable, a heat alarm may be fitted.

(3) A landlord may dispense with the paragraph (1)(a)(i) requirement relating to a smoke alarm in circumstances where the room includes an open plan living area, provided the heat alarm in the kitchen is installed in a position where it is not more than 7.5 metres from any point in the room.

(4) The landlord must ensure that each smoke, heat or carbon monoxide alarm is—

- (a) in proper working order at the beginning of every new tenancy;
- (b) replaced when notified the alarm is faulty;
- (c) replaced before the manufacturer's specified date of expiry.