

**FÁILTE IRELAND REQUIREMENTS
FOR PREMISES SEEKING APPROVAL
AS HISTORIC HOUSES WITH
ACCOMMODATION**

Fáilte Ireland Requirements for premises seeking approval as Historic Houses with Accommodation

Commencement:

These requirements shall come into operation on the 1st. January 2001 (the commencement date.)

The requirements in this document are the minimum requirements for listing as Historic Houses with Accommodation. The Approving Company reserves the right to refuse to list or remove any property from the approving company list which, in their opinion does not conform to the image, standard or quality of service required from an approved Historic House with Accommodation premises, whether or not the property complies with the minimum requirements set out in the following pages.

DEFINITIONS

- (i) The “Board” means Fáilte Ireland.
- (ii) The “approving company” means the company appointed under licence to carry out inspections and classifications of listed premises.
- (iii) “Historic Houses” means private houses of architectural merit and character offering accommodation with a maximum of six guest bedrooms.

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REQUIREMENTS FOR LISTING

1. The premises must be of substantial and durable construction, structurally safe and in good repair throughout.
2. The premises shall comply and operate in accordance with all statutory requirements of local and other authorities and to the use thereto in relation to planning, fire precautions, water supply, sewage disposal and general safety. It is the responsibility of the proprietor to ensure that these conditions are fulfilled.
3. All premises must carry fire, public and where relevant employers liability insurance
4. The premises shall contain in ONE building accessible from within such amounts as determined hereunder, of entrances, diningroom, kitchen and utility areas, sittingroom/lounge, bathrooms and toilets, guest bedrooms, owners' accommodation, storage areas, together with sufficient corridors and stairways to ensure proper circulation and access to the various rooms.
5. The premises shall contain effective means of natural lighting and ventilation and have a means of heating capable of maintaining, when required a room temperature of 18.5° Celsius.
6. The premises shall have a telephone installation connected to a national telephone system available for guest use.
7. The premises shall make available for guests and employees basic first aid equipment.
8. One or more smoke alarms must be fitted, and fire evacuation advice must be provided in each bedroom.
9. The exterior and interior, outdoor areas, grounds and car parking areas, shall be kept clean and well maintained throughout and in good decorative order to the satisfaction of the Approving Company
10. It is the owner's responsibility to provide adequate parking facilities for their guests.
11. When the premises is listed as open for guests, it should be operated by the proprietor(s) trained or experienced in home hospitality, and should be available for viewing by the Advisor without previous appointment.

12. Where approval ceases the Shamrock sign and the Approving Company sign if displayed must be removed and returned to the Approving Company before sale of house has been completed.
13. The prices submitted for publishing to the Approving Company are the maximum that can be charged, and cannot be exceeded.
14. Approval will be removed if one complaint of a serious nature is received and found to be justified. When 3 or more unfavourable reports of a premises or proprietor occur, a review may lead to the cancellation of the premises pending an investigation of complaints. Approval may also be deferred while a complaint is being investigated.

15. **Entrance**

15.1 The entrance hall shall:

- be of sufficient size to cater adequately for the volume of traffic normally using the premises.

16. **Diningroom**

16.1 The dining room should contain good quality dining room furniture, including a sideboard, and be sufficient for the resident capacity of the house, allowing 0.95 sq m per person subject to the following restrictions:

- (a) minimum dining space of not less than 12 sq m
- (b) a floor to ceiling height of not less than 2.4 m;
- (c) at least one window to provide natural light and ventilation.
- (d) a combined sitting/dining room is acceptable provided the area is at least 24 sq metres.

17. **Kitchen**

17.1 The kitchen shall be adequate in size to service the resident capacity of the house and shall contain facilities, equipment and fittings of good

quality and condition for the storage and cleaning of utensils used for these purposes. (Minimum size 7.5 sq metres). It should be clearly separate from the dining room.

17.2 Generally, such facilities, equipment and fittings shall include:

- (a) dishwasher or double sinks, refrigerators or refrigerated units (of an adequate size for the maximum number of guests and family catered for) for meat, fish, dairy products and other perishable commodities
- (b) food preparation tables or units;
- (c) cooking equipment for boiling, roasting, baking, grilling, steaming, etc., of food as required;
- (d) sink unit(s) complete with all necessary plumbing;
- (e) clothes washing and drying machines should be installed in utility room, not in the kitchen;
- (f) at least one external window to provide natural light and ventilation, plus mechanical extraction.
- (g) fire blanket and fire extinguisher should be installed;

17.3 The kitchen shall be located adjacent to or easily accessible to the diningroom.

18. **Sittingroom**

18.1 Access through sittingroom to guest bedrooms is not acceptable and guest bedrooms must not open directly into sitting room;

18.2 Sittingroom shall contain furniture, fittings and equipment of good taste, quality, condition, and shall be provided in relation to the resident guest

capacity of the premises at the rate of 1.4 sq m per person subject to the following conditions:

- (a) minimum sittingroom space of not less than 12 sq m;
- (b) floor to ceiling height of not less than 2.4 m;
- (c) at least one window to provide natural light and ventilation.

19. **Guest Bedrooms**

19.1 There should be at least two and no more than six guest bedrooms in total including annexed accommodation, none of which should have access through another room. The maximum number of bedrooms in the house shall not exceed seven, including proprietors' family bedrooms. If more than four guest bedrooms are provided, planning permission for bed and breakfast use is necessary. (See requirement 2 page 3)

19.2 Separate Annex accommodation is not acceptable. However, where out-buildings are of historical importance or architectural merit, a derogation may be given in relation to annexe accommodation in such buildings provided that all other bedroom regulations are complied with.

19.3 Each bedroom shall have:

- (a) a floor area for single bedrooms of not less than 7.5 sq m and including bathroom of not less than 11 sq m;
- (b) a floor area for twin/double bedrooms of not less than 12 sq m and where bathroom is included of not less than 15.6 sq m. The area for a shower ensuite should not be less than 2.8 sq m with a minimum width of 1.0m.
- (c) floor areas for treble bedrooms of not less than 16 sq m and when bathroom is included of not less than 19.50 sq m;
- (d) a floor to ceiling height of not less than 2.4 m;
- (e) at least one external window with clear glass, to provide natural light and ventilation.

The position of the window should be such that at least one third of the glass area is below a level of 1.6 m from the floor. Windows to be fitted with child proof locking system;

- (f) room keys should be provided to guests. Proprietor should have master key or duplicate to all rooms in order to service rooms and for emergencies.
- (g) at least two electrical outlets suitable for the attachment of electrical equipment to be provided.

19.4 Each bedroom shall contain furniture, fittings and equipment of good taste, quality and condition, for sleeping and toilet purposes and for the storage, including hanging, of clothes. Generally, such furniture, fittings and equipment shall include:

- (a) bed(s) complete with sprung interior, foam or orthopaedic mattress(es) minimum bed sizes - single 3' x 6' 3" (1.90x.9m); double 4' 6" x 6' 3" (1.90x1.37m). 4' x 6' 3" beds will not be approved as doubles. Double beds must be accessible from both sides. Bedheads should not be positioned under windows;
- (b) good quality blankets and 2 pillows per person. Duvets with suitable cover/sheets are acceptable. Pillows of a non-allergic filling should also be available for guests;
- (c) good quality mattress and pillow protectors must be used.
- (d) sheets and pillow cases of cotton, linen or cotton/polyester blends and of good standard. All bedclothes including changes and towels must be available for inspection;
- (e) loose or built-in unit(s) comprising bedside table/locker on both sides of a double bed, wardrobe, dressingtable with mirror, and drawer/shelf space. Open plan clothes hanging space is acceptable if located in the lobby section of the bedroom;

- (f) bedside lights minimum 60 watt (one on either side of a double bed) main lights minimum 100 watt or CFL equivalent;
- (g) a chair per person with a minimum of two chairs per double room, non flammable waste bin(s), ashtray(s) where smoking is permitted;
- (h) carpet or rugs with non-slip backing if floor is of special design or treatment;
- (i) window curtains or black out blinds to ensure privacy and exclusion of light;
- (j) good quality towels must be provided per person per day, minimum size hand 0.40x0.8m, bath 0.6x1.22m;
- (k) a wash-hand basin complete with plumbing for the continuous supply of hot and cold water, normal size wash-hand basin (0.56 cm) x (0.40 cm), fitted with mirror, washlight, shaving socket, vanity shelf, and accessories for holding toilet equipment An ample supply of fresh soap to be provided for each arriving guest.
- (l) printed advice for means of summoning assistance at night. This notice should be in all bedrooms in addition to fire instruction notices.

- 19.5 Each bedroom must be specifically identified by name or number on the bedroom door concerned.
- 19.6 Access to bedrooms is not acceptable through sittingroom, diningroom or kitchen.
- 19.7 Approved prices must be displayed in a prominent position in the hall, using an original certificate provided by the approving company.

20. Bathrooms and Toilets

- 20.1 To serve bedrooms, which do not have private bathrooms attached, each house should have one bath and one shower (the shower may be separate or fitted over the bath) for the first 6 persons accommodated including the owner's family. A second bath/shower for every additional 4 persons. Good quality shower mixer valves with clear thermal

- indications prominently displayed, are recommended, telephone showers for mixer taps are not acceptable.
- 20.2 Each premises shall contain two toilets for the first 6 persons accommodated including family. A further toilet for every additional 6 persons. An exemption to the provision of the second toilet may be granted where all rooms are serviced with their own bath/shower, toilet and wash-hand basin, i. e. ensuite.
- N. B.** Toilets and bathrooms located off kitchen are not suitable for guest use and are for family use only.
- 20.3 Bathrooms/shower rooms and toilets should be adjacent to guest bedrooms.
- 20.4 Bathrooms/shower rooms, toilets and ensuite bathrooms shall have washable floor and wall surfaces, an effective system of natural or artificial extraction, be properly heated and equipped with the following: shelf for toiletries, mirror, towel rail, soap, clothes hooks, towelling or cotton bath mat, towels, toilet brush and holder, lidded wastebin, toilet paper and holder. Showers should be equipped with soap tray and grab handle.
- (a) in the case of private bathrooms, the wash-hand basin may be omitted if a similar unit is installed in the bedroom. Wash-hand basins in private bathrooms must be normal size - see 19.4(k).
Minimum size for en-suite shower rooms: 2.8sqm.
Minimum size for en-suite bathrooms: 3.5sqm.
- 20.5 Stand alone shower units in bedrooms, either cabinet or built-in, are not acceptable.

21. **Owner's Accommodation**
- 21.1 Suitable sleeping, dining, lounge, bathroom, and toilet facilities shall be provided in the premises relative to the number of family members living on the premises. Family bedrooms adjacent to kitchen must be suitably lobbied.
- 21.2 The whole house, including owner's accommodation, must be available for viewing by the Product Advisor. This is necessary to ensure that the premises complies with the requirements in relation to the number of guestrooms and the number of family rooms.
- 21.3 Proprietor(s) and assistant(s) must be cleanly attired at all times with particular attention to personal hygiene.
22. **Storage**
- Facilities shall be provided for the storage of cleaning materials, etc. for each of the various units of the house and for the storage and airing of necessary stocks of bed linen, blankets, etc. Suitable refuse bins to be provided.
23. **Material Changes**
- Any material change made to the premises affecting room profile etc. should be notified to the approving company as soon as possible
24. **Renewal of Listing**
- Every application made for the annual renewal of listing in the sector must be made in writing on the official Renewal Form and shall, when filled in and completed by the applicant for the renewal of such listing, be sent by post or left at the office of the approving company.

1/1/2001

SUBJECT TO ANNUAL REVIEW

