

DOMESTIC RESIDENTIAL FIRE SPRINKLER SYSTEM POLICY

Contents

1. Purpose and Scope.....	2
2. Key Principles	2
3. Fire Sprinkler System Purpose	2
4. Fire Sprinkler System Installation Options.....	2
5. Water Supply Regulations.....	3
6. General Installation Notes	3
7. Costs relating to Fire Sprinkler Systems.....	4
8. Review of Policy	4
9. Complaints relating to this policy	4

1. Purpose and Scope

- 1.1 The purpose of this Policy is to set out Guernsey Water's position with regard to the installation and maintenance of Domestic Residential Fire Sprinkler Systems in new or existing properties.
- 1.2 This policy applies to all domestic property owners, housing developers and installers of Fire Sprinkler Systems.
- 1.3 This Policy should be read in conjunction with the Guernsey Technical Standards B, volume 1 and 2 approved under the Building Regulations. This Standard sets out the design requirements for sprinklers and refers to other relevant design guidance namely BS 9251, and BS EN12845.

2. Key Principles

- 2.1 The key principles of this Policy are:
 - To provide clear guidance to all parties concerned with the installation and maintenance of Fire Sprinkler Systems;
 - To provide property owners with specific information relating to the payment of the installation and ongoing supply for Fire Sprinkler Systems;
 - To make all parties aware of the limitations relating to the supply of water for Fire Sprinkler Systems.

3. Fire Sprinkler System Purpose

- 3.1 Fire Sprinkler Systems for residential properties are designed to provide additional protection to life and property above those that are already achieved by the building design and the installation of smoke and/or fire detectors.
- 3.2 Guernsey Water supports this and has developed this policy to facilitate the best possible approach to providing reliable connections for this purpose.

4. Fire Sprinkler System Installation Options

- 4.1 All Fire Sprinkler Systems must have a separate water service to that of the standard domestic connection and must have a meter installed.
- 4.2 Guernsey Water strongly advises careful consideration before the installation of a system that relies on direct mains pressure, flow, and continuity of supply for its satisfactory operation – refer to section 5 for more details of water supply and possible changes and/or interruptions to supply.
- 4.3 Guernsey Water suggests the provision of a suitable alternative, such as an indirect system with adequate dedicated on-site storage and a pump should be given serious consideration.

- 4.4 Guernsey Water does not provide design advice. It is the designer's responsibility to manage risk and safeguard Water Quality.
- 4.5 Guernsey Water cannot be held responsible for the choice, design or installation of a fire sprinkler system.
- 4.6 **Guernsey Water will not be held liable for any failure of any Fire Sprinkler System fed directly from the mains supply should there be any interruptions to supply, change in pressure, amendments to legal requirements or changes in pressure to meet future demands. Nor for any other consequences arising as a result of the decision not to install a storage-based system.**

5. Water Supply Regulations

- 5.1 Under the provisions of the States Water Supply (Guernsey) Law, Guernsey Water is primarily obliged to provide supplies for *domestic purposes*.
- 5.2 The Water Supply (Guernsey) Law, under section 12A, states that 'The Board is not liable for any loss or damage caused by a restriction or interruption of the water supply'.
- 5.3 Supplies for firefighting purposes are not included within the definition of *domestic purpose* and constancy of pressure and continuity of supply cannot be guaranteed if it is to be used for this purpose.
- 5.4 The minimum service standard for the supply of water is a pressure of 1 bar and a flow rate of 9 litres per minute at the point of transition between the communication pipe and service pipe.
- 5.5 Supplies can be expected to meet (and exceed) the domestic standard in most instances and at most times, however, it must be emphasised that this standard cannot be always expected.
- 5.6 It must be noted that pressures and flows will vary due to demand, both throughout the day and seasonally, and supplies may be interrupted at any time for a variety of reasons, including planned and unplanned/emergency system maintenance and third-party damage incidents.
- 5.7 In addition, Guernsey Water reserves the right to amend the network in future to reduce or alter current system pressures to meet demand.
- 5.8 Guernsey Water does not guarantee to maintain any particular flow or pressure when the firefighting equipment is used and do not accept any liability in the event of the water supply to firefighting equipment failing.
- 5.9 ***Should water pressures be changed at any time in the future, Guernsey Water will not be held liable for any failure of any Fire Sprinkler System feed directly from the Mains or any other consequences arising out of the decision not to install a storage-based system.***

6. General Installation and Maintenance Notes

- 6.1 It is the developer/installer's responsibility to install the single check valve and chamber, which would normally be sited on private land.
- 6.2 The owner/occupier will be responsible for the ongoing maintenance of the check valve and chamber, along with the rest of the Fire Sprinkler System.

- 6.3 All firefighting systems must be designed with Guernsey Water's minimum service standard for flow and pressure, as stated within the customer charter, as a guide.
- 6.4 All installations must be compliant with the Water Byelaws (Guernsey) Ordinance 2003.
- 6.5 Upon consultation with Guernsey Water, a maximum permitted connection size will be agreed based on the potable mains system within the vicinity and the results of any appropriate modelling as deemed necessary by Guernsey Water.
- 6.6 It is the owner/occupier's responsibility to carry out regular tests on the Sprinkler system to ensure there are no issues with the flow of water from the mains connection. This includes testing that refilling the storage systems is in working order. These tests should be carried out in line with the installer/Fire Service recommendations.
- 6.7 Guernsey Water will not be held responsible either at the time of installation or at any time in the future for a failure of the fire sprinkler system to operate due to insufficient pressure or flow where the minimum standard at section 5 is achieved.

7. Costs relating to Fire Sprinkler Systems

- 7.1 The cost of designing and installing a Fire Sprinkler System will be borne by the property owner or developer.
- 7.2 The cost of installing the single check valve and chamber, and any associated works, will be borne by the property owner or developer.
- 7.3 The cost of any modelling work required, as described in section 6.5, will be borne by the property owner or developer.
- 7.4 The cost of installing a meter on the dedicated supply, and the quarterly standing charges, will be borne by the property owner or developer.
- 7.5 The cost of any leakage from the installation or poor maintenance of the system will be paid for by the owner/occupier.
- 7.6 Any water used for firefighting purposes will not incur any charges.

8. Review of Policy

- 8.1 This policy will be reviewed every two years or earlier should the need arise.

9. Complaints relating to this policy

- 9.1 Any complaints relating to this policy should be made in accordance with the Guernsey Water Complaints Procedure.