

**Sprinkler Systems for Business**

Churches Fire design, manage, install and maintain quality-assured sprinkler systems to help prevent loss of property and life.

The sprinkler service offering from Churches Fire complies with British Standards and our reputation is strengthened by over 25 years in the fire safety industry.

**What is required to ensure your sprinkler system is compliant?**

All Churches Fire sprinkler propositions are based on the requirements of the LPC Rules for Automatic Sprinkler Installations 2015 incorporating BS/EN 12845 and includes the visits as prescribed in TB203:2015:1 (the standard).

Churches Fire maintenance contract will commence at the tank infill valve. The maintenance of the system will include the following assets:

Asset	Frequency of Service
Alarm Valves	<ul style="list-style-type: none"> <li>▪ Four times per annum – quarterly, 6-monthly, quarterly and annual visits as defined by the standard</li> <li>▪ A trip test is required at 3 year intervals for pre-action, dry and alternate valve sets</li> </ul>
Pumps	<p>Four times per annum - quarterly, 6-monthly, quarterly and annual visits as defined by the standard (6-monthly and annual visits are completed by pump specialists)</p> <p>The following parts and consumable are included in the annual visit:</p> <ul style="list-style-type: none"> <li>▪ Engine oil and filters</li> <li>▪ Fuel filter elements</li> <li>▪ Pump oil</li> <li>▪ Air filter elements (cleaning or replacement)</li> <li>▪ Coolant</li> <li>▪ All greases and lubricants</li> <li>▪ Distilled water</li> <li>▪ De-greaser and absorbent pads/rags</li> <li>▪ Shims for alignment</li> </ul> <p>A more thorough pump service at 24-month biennial intervals</p>
Flow Switches	Four times per annum
All Tanks	<ul style="list-style-type: none"> <li>▪ Four times per annum</li> <li>▪ Inspection by submersible camera every 10 years</li> </ul>
Review of Hazard	<p>Four times per annum</p> <ul style="list-style-type: none"> <li>▪ Three reviews to be completed by the client</li> <li>▪ One review by a ‘competent person’</li> </ul>
Three Year Tanks	Inspection by submersible camera every three years

(as defined by manufacturer)	
Foot Valves	Service every three years – in the case of natural water supplies, the screens and strainers will also be cleaned at this point
Sprinkler System	<ul style="list-style-type: none"> <li>▪ 25 year inspection to include sampling heads, removing sections of each pipe size and flushing the system with clean water</li> <li>▪ The standard recommends 5% or 20 heads (whichever is greater) are removed for sampling every 25 years. In the case of less than five dry pendant heads on site, these will be replaced for cost effectiveness</li> </ul>
Emergency Call Out	<ul style="list-style-type: none"> <li>▪ 24-hour call out will be provided, with all call outs and parts being chargeable</li> <li>▪ We aim to provide a maximum 4-hour telephone response</li> </ul>
Risers	<ul style="list-style-type: none"> <li>▪ Dry risers: two times per annum – 6 month visual inspection and annual static pressure test in accordance with BS9990:2015</li> <li>▪ Wet risers: two times per annum – 6 month visual inspection and annual static pressure test, pump performance test with tank inspection in accordance with BS9990:2015</li> </ul>
Fire Hydrants	Once per annum in accordance with BS9990:2015

### **Client Responsibilities**

The standard sets out the routine maintenance requirements for both the Sprinkler Servicing Contractor and the Sprinkler Protection User with full compliance to the standard dependent upon both parties completing their tasks.

The Sprinkler Protection User's responsibilities under TB203.1 are to:

- Appoint an individual and a substitute who, after being given the necessary instructions, can ensure that the system remains in working condition.
- Undertake daily, weekly and monthly routine checks, as well as operating critical equipment as per TB203, and as described in the Operations and Maintenance Manual provided at the installation stage.

These details should be recorded in the log book which should be held on the premises and made available to the engineer at each visit.

- Prior to commencement of service work on the sprinkler system, the client must arrange for any house alarms or external fire alarm signals to be isolated.
- Assist in confirming all automatic alarm transmissions are correctly received at the panel during our service visit.

**Please contact Churches Fire if you require a quote to undertake or provide training to carry out these functions.**

- Complete Hazard Reviews and Independent Third-Party inspections as detailed.

## Assumptions

<b>Churches Fire has assumed that:</b>
The existing sprinkler system is currently acceptable to all parties having jurisdiction; is suitable for the building, its usage and category of goods stored and has been regularly maintained to a recognised standard
All works can be carried out during normal working hours of Monday to Friday - 08:00 to 16:30 unless otherwise agreed upon
<ul style="list-style-type: none"><li>▪ The client is aware the sprinkler system will be impaired during maintenance works and as such they must inform their insurer and implement any additional requirements during this time.</li><li>▪ When the service is complete, the Churches Fire engineer will inform the client that the sprinkler system has been returned to its normal operating condition and any isolated alarms can be reinstated.</li><li>▪ The client should advise their insurers that the sprinkler system is operational.</li></ul>
Existing sprinkler system record drawings and operating and maintenance manuals, together with previous service records, will be made available to Churches Fire upon commencement of the contract
The client is aware of their duties under Construction (Design and Maintenance) Regulations 2015 dependent on the scale of the works

## What is a Review of Hazard?

In accordance with TB203.3.2.2, a Review of Hazard should be a continuous process undertaken by the user to identify where changes occur that might alter the effectiveness of the sprinkler protection, for example structure, occupancy, storage configuration, heating, lighting or equipment of a building or hazard classification.

Any changes that will affect the sprinkler system operation or protection, or any damage to sprinkler pipework, hangers and sprinkler heads must be alerted to the sprinkler contractor immediately.

At quarterly intervals any changes should be formalised and reported to the attending engineer based on the requirements of TB203.3.2.3.

At least one of the four quarterly hazard reviews should be carried out by a competent person.

## What is a Third-Party Inspection?

In accordance with TB203.2.4.1, a yearly inspection should be undertaken by an independent Third-Party, as appointed by the client, who will assess whether the system is in line with the standard TB203:2015.

**The inspection should not be carried out by the insurers, building occupier, sprinkler servicing contractor or the original installer.**

This is a new addition to TB203:2015 and Churches Fire recommend the Fire Protection Association (FPA) as guardians of the standard to undertake this work if acceptable to all parties having jurisdiction.

## **Exclusions**

<b>Exclusions from Churches Fire installations:</b>
All spares and consumable (items unless specifically agreed)
Any electrical works associated with the sprinkler system such as, but not limited to, power supply to immersion heater and secondary power supplies. The client is required to make arrangements to have these systems checked by a competent person and make these records available at the service visit.
Churches Fire includes a visual inspection of any trace heating and lagging system(s). The client is required to make alternative arrangements to have any electrical trace heating and lagging system(s) serviced in accordance with the installers instructions and BS/EN62395-2
In-house fire alarm engineer charges for attendance where the operation of the system is via the fire alarm system (pre-action or deluge systems). The client must arrange for the in-house fire alarm contractor to be in attendance
Building maintenance facilities charges for attendance arising for any isolations and reinstatement of sprinkler installation and floor valves
Costs for arranging or undertaking any electrical supply and/or fire alarm isolations provided by others
A Fire Watch facility is not included with Churches Fire maintenance works