

## **Sprinkler Systems for Business**

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

The sprinkler service offering from Churches Fire & Security complies with British Standards and our reputation is strengthened by over 30 years in the fire safety industry.

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

All Churches Fire & Security 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: September 2022:1 (The Standard).

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

<b>ASSET</b>	<b>FREQUENCY OF SERVICE/INSPECTION</b>
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 full trip test is required at 3 year intervals for dry and pre-action 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 is due at 24-month biennial intervals</p>
Flow Switches	Four times per annum
Tanks	<ul style="list-style-type: none"> <li>• Four times per annum</li> <li>• Inspection by submersible camera every 2 years</li> <li>• Tanks must be drained and internally cleaned every 10 years</li> </ul>
Foot Valves (where fitted)	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> </ul>

	<ul style="list-style-type: none"> <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 Hydrant	Once per annum in accordance with BS9990:2015

## **Assumptions**

<b>Churches Fire &amp; Security 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 &amp; Security 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 & Security 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
The client is aware of their responsibilities as outlined below

## **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 & Security 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

## **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.

Changes that will affect the sprinkler system operation or protection such as changes to structure, occupancy, storage configuration, heating, lighting or equipment of a building or hazard classification, or any damage to sprinkler pipework, hangers and sprinkler heads must be highlighted to the sprinkler contractor immediately by emailing [reviewofhazard@churchesfire.com](mailto:reviewofhazard@churchesfire.com).

The Standard states at quarterly intervals this should be formalised and we will email you to remind you to complete your Hazard Review.

In accordance with the Standard, at least one Hazard Review a year should be carried out by a competent person, however, there is also an additional requirement in the standard called the Third Party Inspection.

## **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.

We recommend The Fire Protection Association (FPA) as guardians of the Standard to undertake the Third Party Inspection and, to avoid duplication of costs, we exclude the cost of the Hazard Review and Third Party Inspection from our service contract.

## **Exclusions**

<b>Exclusions from Churches Fire &amp; Security services:</b>
All spares and consumables (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 & Security 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 & Security maintenance works
Costs for completing Hazard Reviews and Independent Third Party Inspections
Costs for the lifting of carpets, tiles and ceilings or for the moving of equipment, machinery, plant or stock. No allowance has been allowed for waiting time for reasons beyond our control