

# Fire-Fighting Supplies

Yorkshire Water's Policy

July 2021



YorkshireWater

# Contents

1.	Introduction .....	3
2.	Aim.....	3
3.	Principles .....	3
4.	Pressure and Flow Standards.....	4
5.	Fire-fighting Supplies .....	5
6.	Metering of Fire-fighting Supplies .....	8
7.	References .....	10
8.	Contact details .....	10
9.	Review date/ version control .....	11

## **1. Introduction**

Since the retail market opened in April 2017, Non-Household Customers (customers) who are typically businesses, public sector organisations and charities, have been able to choose their water retailer.

Retailers provide billing services for water and waste water, read meters and handle enquiries and complaints. Wholesalers (also known as water companies) look after the pipework and take care of the water supply and removal of waste water.

## **2. Aim**

The aims of this policy are to:

- provide Retailers and Non-Household Customers with guidance on the process in relation to the installation or replacement of fire-fighting supplies e.g. fire sprinkler systems or fire hydrant systems.
- ensure a consistent approach is followed within Yorkshire Water's operational area.

## **3. Principles**

3.1 Under Section 57 Water Industry Act 1991, Yorkshire Water (YW) has a duty to allow any person to take water for extinguishing fires from any of its water mains or other pipes on which a fire-hydrant is fixed.

3.2 We will, at the request of the fire and rescue authority concerned, fix fire-hydrants on its water mains at such places as are convenient (the costs to be those of the fire and rescue authority).

- 3.3 We will, at the request of the owner or occupier of any factory or place of business, fix a fire-hydrant, to be used for extinguishing fires (and not other purposes) at such place on any suitable water main as is as near as conveniently possible to that factory or place of business. The costs are those of the owner / occupier of the premises.
- 3.4 We will, if requested, confirm if it is able to meets the flows and pressures for any proposed fire-fighting installation(s) on customers premises.
- 3.5 We have a duty to provide a sufficient supply of water for domestic purposes which includes water for drinking, cooking, central heating, and sanitary purposes. All other use is deemed as non-domestic including the use for fire-fighting.
- 3.6 We do not guarantee pressure and flow in the water mains above the minimum guaranteed standards set by Ofwat (The Water Services Regulation Authority). We will not accept any liability for the failure of fire-fighting equipment due to changes in water pressure or flow.
- 3.7 Water pressure and flow can vary according to customer demand or reconfiguration of the distribution network.

## **4. Pressure and Flow Standards**

### **4.1 Pressure Standards**

- 4.1.1 Ofwat's minimum pressure guaranteed standard is 1 bar (10m head pressure) for a single domestic property, measured in the service pipe at the downstream side of the boundary stop tap.

## **4.2 Flow standards**

4.2.1 Ofwat's minimum flow guaranteed standard is 9 litres per minute (at 10m head pressure) for flow for a single domestic property, measured in the service pipe at the downstream side of the boundary stop tap.

4.2.2 For joint supply pipes, Ofwat's minimum flow guaranteed standard is:

- 2 properties - 18 litres per minute
- 3-4 properties - 20 litres per minute
- 5-6 properties - 27 litres per minute
- 7-8 properties - 33 litres per minute

## **5. Fire-fighting Supplies**

### **5.1 Wholesaler responsibility**

5.1.1 YW will endeavour to maintain the flow or pressure in the water main above the standards of service set out in Section 4, however cannot guarantee it. We do not accept any liability in the event of the water supply failing to fire-fighting equipment.

5.1.2 We cannot offer advice or views on the suitability of different fire systems, suppliers, or installers and would recommend customers seek appropriate guidance.

5.1.3 We will allow a direct fed mains fire system where localised water supply arrangements permit; however we cannot be held responsible for the failure of the sprinkler system to operate as long as we continue to meet the minimum operating standards.

5.1.4 We have no obligation to provide a dedicated supply (e.g. a tank) for supplying sprinklers. Where fire hydrants are fixed to

our water mains, the supply will be intermittently subject to interruptions.

- 5.1.5 Where a customer or developer requests additional flow for fire-fighting, and we have to upsize our water main, there will be a charge for this.
- 5.1.6 We will, if requested, confirm whether we are able to meet the flows and pressures for any proposed fire-fighting installation(s). This information may, in the first instance, be obtained through loggers on the network. This assessment is required to confirm whether our statutory obligations can be met during peak demands on the water network.
- 5.1.7 If a physical inspection is requested by a customer this will require a sensitivity check of the network for which a cost may be incurred. We may not be able to carry out a pressure and flow test due to the risk of discolouration and interruption to water supplies.
- 5.1.8 Where the required flow and pressure can be achieved, we cannot guarantee that this can be sustained in the future. Any decision to supply fire-fighting equipment direct from a water main is the sole responsibility of the customer.
- 5.1.9 We will not accept any liability for future expenses that may be incurred because of changes in pressure or available flow in the water main as a result of increased customer demand or reconfiguration of the network.
- 5.1.10 We will only carry out the connection to the water main once we are satisfied that the installation is compliant with the Water Supply (Water Fittings) Regulations 1999.

5.1.11 We will from time to time undertake inspections of fire-fighting systems to ensure compliance with the Water Supply (Water Fittings) Regulations 1999.

5.1.12 We reserve the right to refuse a direct fed mains fire system where the supply arrangement would adversely affect other customers on our network and would recommend customers seek appropriate guidance.

## **5.2 Non-household Customer responsibility**

5.2.1 Under the Water Supply (Water Fittings) Regulations 1999 customers must inform YW if they intend to install a fire-fighting system. The application should give details of the required pressure and flow and a diagram showing details of the pipe work being laid from the property to the highway boundary.

5.2.2 The customer should contact us as early as possible to understand what pressure and flows are available, to allow an appropriately designed system to be fitted.

5.2.3 The sizing of the pipe work from the property to the highway boundary is the responsibility of the customer.

5.2.4 The installation and all aspects of the design, control, maintenance and operation and protection of any pump are the responsibility of the system designer.

## **5.3 Retailer responsibility**

5.3.1 When receiving requests from customers regarding fire supplies e.g. damaged fire hydrants, Retailers must check the exact location of the hydrant and whether it is on the customers site or on the water main. Hydrants on private supplies are the customers responsibility to replace or repair.

5.3.2 Retailers should submit an F/04 market form to raise a query regarding pressure and flow to a fire-fighting system. (Wholesale-Retail Code Part 3: Operational Terms, Part F - Enquiries).

5.3.3 Retailers should advise customers who require a new water supply connection for a fire-fighting system to apply direct to Yorkshire Water:

<https://www.yorkshirewater.com/developers/water/services/>

## **6. Metering of Fire-fighting Supplies**

6.1 In accordance with the Water Industry Act 1991, water taken for fire-fighting, training, or testing of fire equipment is not chargeable. This does not exempt billing of water use through poor maintenance or leakage on a fire system. It is an offence to use a fire hydrant other than for the purposes of fire-fighting.

6.2 Connections to a fire storage tank and booster pump fire system or fire hydrant system must be metered.

6.3 Sprinkler systems direct from the mains do not need to be metered if they are alarmed i.e. so that if there are any unauthorised connections made downstream the sprinkler system will alarm.

6.4 Sprinkler systems must be supplied independently of domestic and industrial supplies. The service pipe for the fire supply shall be fitted with an isolating valve located at the property boundary. In addition the supply pipe must be fitted with an approved backflow prevention device as close as practicable to the customer side of the premise's boundary. The customer is responsible for maintaining these assets.



- 6.5 Dual connections to water mains in different pressure zones will not be permitted.
- 6.6 The inlet pipe to a fire storage tank shall have level control and a type "AA" or "AB" air gap. The storage tank shall also be fitted with a warning device to indicate whether the tank is over-filling.
- 6.7 Meters on fire supplies not in the retail market are set as check meters to monitor for leakage and general usage. Where we believe a fire-fighting supply is being misused for other purposes e.g leakage / poor maintenance / domestic usage, we reserve the right to the charge for this.

## 7. References

- Water Industry Act 1991 (Section 47, 55, 57 & 58)
- Water Supply (Water Fittings) Regulations 1999
- WRAS (2000): Water Regulations Guide
- The Guaranteed Standards Scheme (GSS) - Ofwat
- British Standards Institute 2014: BS9251 - Fire Sprinkler Systems for Domestic and Residential Properties
- British Standards Institute 2015: BS8458 Residential and Domestic Water Mist Systems
- British Standards Institute 2011: BS6700 Guidance for Backflow Prevention
- British Standards Institute 2006: BS1710 Guidance for Identification and Marking of Pipework
- Building Regulations England and Wales 2006 (Approved Document B)
- The Fire and Rescue Services Act 2004
- Guidelines for the Supply of Water to Fire Sprinkler Systems
- YW's Developer Services Policy & Guidance on Installing a Domestic Fire Sprinkler System:  
<https://www.yorkshirewater.com/developers/water/mains/Developer>
- The Wholesale-Retail Code Part 3: Operational Terms, Part F Enquiries

## 8. Contact details

YW Wholesale Service Desk between 08:00 to 18:00 Monday to Friday - 0344 902 0228.

## 9. Review date/ version control

### Document Control

<b>Document Control Ref:</b>	YW FFP-001
<b>Document Custodian:</b>	Wholesale Market Services Team
<b>Review Period:</b>	Annually

### Document Approval

NHH Customer Manager <b>Document Owner (Author)</b>	Head of Wholesale Market Services <b>Document Approval Manager</b>
--	---

### Document Revision History

<b>Version</b>	<b>Date</b>	<b>Amendment Details</b>
1	Jul-21	New policy

# Thank you

For more information contact:

Wholesale Contracts Team

[wholesalecontracts@yorkshirewater.com](mailto:wholesalecontracts@yorkshirewater.com)

[@yorkshirewater](#)

[facebook.com/yorkshirewater](https://www.facebook.com/yorkshirewater)

[yorkshirewater.com](http://yorkshirewater.com)