

Installing a sprinkler system

Unobtrusive sprinkler heads

A residential fire sprinkler system is designed specifically for the domestic environment. All the pipework is concealed in the floors and walls, and the sprinklers themselves are small, neat and blend in with the decor. They are available in a range of colours and finishes and even concealed models can now be obtained.

The heads are connected through a system of pipes to the water mains or an alternative secure source of water. Most rooms require 1 or 2 sprinkler heads to afford complete protection.

Minimal disruption

The process of installation is similar to putting in central heating, but with much less pipework, and thus less disruption.

An adequate and reliable water supply is obviously essential for a sprinkler system. This can normally be obtained directly from the water mains, but in some cases may need to be stored on site.

The Cost of Fitting

The cost of installation can vary depending on the type of property and water supply. However the following benchmarks may be useful

- ½ to ⅔ rds the cost of a central heating system
- in new houses is normally in the region of 1–2% for the cost of construction.
- in existing properties it should be no more than 50% more than for a similar new property.
- similar to the cost of good carpeting – but the sprinkler system will last the life of the property (50+ years) unlike the carpets, which will need several replacements in that time.

If you would like more information about Residential Sprinkler systems, please log on to our website at www.firesprinklers.info or call us on 0118-971-2322

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Protect what you value most.



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Each year in the UK 600 people die and another 18,000 are injured by fire. Of these around 200 die and 6,500 are injured in HMOs

What is an HMO?

An HMO is a property that is shared by three or more tenants, who aren't members of the same family, and in which at least one amenity, such as a bathroom or kitchen, is shared.

The following types of accommodation are all likely to be HMOs:

- shared flats and houses
- boarding houses
- bedsits
- hotels or b&bs with permanent residents
- hostels
- some supported accommodation
- halls of residence



Who are most at risk?

There are on average 3 fires reported each day in care homes for the elderly.

Around 8 fires are reported each week in children's homes or homes for the disabled or handicapped.

Children in socially deprived areas are 16 times more likely to die in a fire.

Houses in deprived areas suffer the most, and it's our children and elderly who are at most risk.

Buildings in excess of 3 stories high are at most risk.

Fire Risks in Residential Property

Each year around 600 people will die in fires in the UK and a further 18,000 will be injured.

Over 75% of all fire deaths and injuries happen in people's own homes.

Certain types of property pose higher risks of death or injury in the event of a fire, in particular those in multiple occupancy and those over 2 stories in height.

(Many such properties are classified as Houses in Multiple Occupancy or HMO's).

Government figures shows that only 5.4% of the population (3.1million) live in HMO's, but that multi-occupancy properties account for 34.8% of all fire deaths and 39.2% of all fire injuries.

In other words: around 225 people die and 6,250 are injured each year in multi-occupancy properties.

Why are HMOs so dangerous?

The DETR report 'Fire Risk in HMOs' drew attention to the increased fire risk in HMOs, particularly in properties of over 2 floors in height where jumping from windows would be fatal.

Although fire strikes indiscriminately and everyone is at risk, analysis of fire statistics show that certain groups suffer higher than average casualty rates.



Many of those living in HMO's are the disadvantaged - young, elderly, infirm, disabled, mentally disturbed, and those affected by drugs or drink.

HMOs also house a high proportion of the "hard to influence" who are unlikely to listen to fire safety education messages and therefore more likely to be the cause of fires.

Between them these two groups are estimated to represent 25-30% of our population, but make up over 60% of fire casualties

HMO's are widely used for social housing, and therefore tend to house a higher than average proportion of the "disadvantaged" and "hard to influence". Thus those at highest risk are concentrated in the properties that pose the greatest danger.

Is this not a recipe for disaster?

Why fit a sprinkler system?

Virtually all fires start small but grow very rapidly. If a fire can be detected soon enough, and fought immediately, it will take surprisingly little water to put it out.

However, if it is allowed to grow unhindered, it will make a room untenable within 2 minutes.

Current fire safety strategy is based on -

- public education
- providing early warning of fire
- keeping the fire in the room of origin for as long as possible.

These are the principles that make up the Building Regulation and especially Approved Document "B", which describes fire safety.

Unfortunately neither of these documents makes any provision for the "disadvantaged" who would have difficulty escaping from a fire or may not understand the danger.