

Residential Sprinklers - Building Regulations (Partial systems)

BS9251:2014 Partial fire sprinkler systems in domestic dwellings

Approved Document B (ADB) covers the requirements with respect to fire safety in buildings.

Installation of a 'partial' fire sprinkler systems can often help to meet the requirements of ADB in cases where the usual requirements cannot be met, particularly where escape routes pass through open plan areas or where corridors have been removed.

Often the open plan area will be a lounge/dining room on the ground floor or sometimes on the first floor, that has become part of the escape route when exiting from upper floors.

This fire engineered approach is based on protecting the open plan area which forms part of the escape route with fire sprinklers. If the remaining escape route already complies to the requirements of ADB it is regarded as 'sterile' and does not require sprinkler protection.

Typical applications

Loft conversions where the escape route is extended and where the stairs lead into an existing open plan area on the ground or first floor.

New build properties where the escape route passes through an open plan area.

Conversions to existing properties where escape route compartments/corridors are removed to create open areas that then become part of the escape route from the premises.