

# BS9251 Residential & Domestic Fire Sprinklers

## Scope of Works

### Works included:

- 1 Design inclusive of detailed hydraulic calculations, pipe layout, sprinkler positioning to follow recommendations of BS 9251:2014 Residential or Domestic System.
- 2 All materials and installation of sprinkler system, inclusive of all pipe work, sprinklers, sprinkler covers, valves, control unit, pump set, tanks as required, with associated float valves, connections and outlets.
- 3 Supply and fit flow switches as required to provide a signal to be wired to an audible evacuation alarm in the event of a sprinkler activation.
- 4 Full pressure testing at minimum 1.5x working pressure of system to ensure no leaks exist.
- 5 Provision of drawings. Following installation which are used as "As Built Drawings". PDF copies of the drawings if adopted can also be provided for your own use and printing.
- 6 Water mains flow test following the Residential Sprinkler Associations recommended guidelines and procedures.
- 7 Commissioning system and provision of Certificate of Compliance. Operating Manual, including Service Log. First 12 months on-site testing and maintenance visit, and warranty of all parts. Full inspection and system service for 12 months after commissioning date, with provision of test certificates.

### Works not included unless otherwise agreed:

- 1 Access to all areas needed to install the system.
- 2 All structural work involved for tank room and support if required, and trace heating if outside the heated envelope of the building.
- 3 Pumped systems only – Provision of an approved electrical supply at the pump location, as a dedicated MCB circuit directly from the main fuse board.
- 4 Provision and connection of mains cold water supply with appropriate valves to provide tank infill, or to directly feed the sprinkler system main isolation valve set, at the specified minimum pressure and flow rate required by our design.
- 5 Plastering, decoration, painting and or boxing in of associated tank, pump, pipe work.
- 6 Connection of the sprinkler flow switches to the buildings central fire alarm panel.
- 7 All pipe work should be installed within the insulated envelope of the building. If this is not the case then insulation and possible heat tracing would need to be installed at additional cost.