



Dŵr Cymru
Welsh Water

Proposed Development Guidance for New Appointments and Variations (NAV's)

dwrcymru.com

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Version Control

Version Number	Date of Issue	Modifications to previous issue
V2.0.	15 March 2021	Update to general text of the introduction and the contact address for The Residential Sprinkler Association

Domestic Fire Sprinkler Information for NAVs

1. Introduction

In February 2011, the Welsh Government implemented the Domestic Fire Safety (Wales) Measure 2011 which phased in the mandatory installation of fire suppression systems into new or converted properties. Since April 2014, the regulation has applied to high-risk properties such as care homes, new and converted student halls of residence, boarding houses and certain hostels, and since January 2016, to all new and converted houses and flats.

2. Fire Sprinkler System Design

The fire sprinkler system must be designed, installed, and tested in accordance with BS 9251:2014 (Fire) Sprinkler Systems for Domestic and Residential Occupancies - Code of Practice) or BS 8458:2015 (Fixed Fire Protection Systems – Residential and Domestic Water mist Systems – Code of Practice for Design and Installation).

Please note that Dŵr Cymru Welsh Water (Dŵr Cymru) does not design domestic fire sprinkler systems, will not offer any view on the efficiency, appropriateness or compliance of a fire sprinkler system in relation to any Building Control Regulations, British Standards or Codes of Practice.

3. Water Supply Pressure/Flow

Dŵr Cymru is unable to provide any guarantee regarding pressures and flows in the water supply distribution system due to a range of circumstances which are beyond our control (for example, low or temporarily reduced pressure/flow may be caused by high customer demand, bursts or leaking mains/services and private supply pipes).

Properties in Dŵr Cymru's area have a minimum operational pressure of 1.5 bar. Water supply networks are subject to fluctuating operational pressure and Dŵr Cymru will not commit to providing a NAV a specified pressure to the site.

Further Information

Further information on domestic / residential fire sprinkler systems can be obtained from;

BAFSA (British Automatic Fire Sprinkler Association) Richmond House Broad Street Ely CB7 4AH Tel 01353 659187 Email info@bafsa.org.uk Web www.bafsa.org.uk	The Residential Sprinkler Association Park Court Brimpton RG7 4ST Tel 0118 971 2322 Email info@firesprinklers.org.uk Web www.firesprinklers.org.uk
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