

Supply of water for automatic fire fighting systems

Terms and conditions

These terms and conditions for these supplies of water are required as a consequence of the lack of any statutory duty on water companies to supply water through service pipes to fixed automatic fire fighting systems at a level of flow or pressure sufficient to meet the functional requirements of such systems. Water companies cannot charge for water taken for the purposes of fighting fires or testing fire fighting equipment or the availability of water for such purposes. Therefore, no revenue accrues to water companies from connections for fire fighting purposes. Accordingly, such supplies of water need not be supplied through a meter if the requirements in condition 2 below are met.

1. Anglian Water will permit the connection of an automatic fire fighting system to its mains by means of a service pipe on the following conditions:

- a) The system must comply with the Water Supply (Water Fittings) Regulations 1999 where they apply. The system must be installed in accordance with relevant British or European standards and other applicable guidance documents and insurance standards. Any future repairs or modifications to the system must also be carried out in accordance with the above-mentioned regulations and standards. The system owner undertakes to carry out inspection and maintenance of the system in accordance with relevant British or European standards and any insurer's requirements.
- b) The system should be fed from a stored water facility with sufficient capacity to operate the system at design flows and periods required by relevant British or European standards.
- c) Where paragraph d) above is not complied with and the system is connected directly to Anglian Water's mains, water supply or relies upon the rate of inflow to a water storage facility for the purpose of its operation, then the following provisions shall apply:
 - i. Anglian Water is unable always to supply water:
 - at a particular or constant pressure or flow.
 - constantly and without interruption.
 - ii. The system owner therefore:
 - accepts responsibility for ensuring that the system can operate effectively by accommodating changes in pressure and flow, and interruptions to supply.
 - shall discharge all claims made by any person in respect of any liability which:
 - arises from or is in any way connected with the operation or failure of the system.
 - results from any of the contingencies mentioned in paragraph i. above.
 - shall indemnify Anglian Water in full on demand for all losses and expenses incurred by it arising from or in any way connected with such liability.

2. An automatic fire fighting system (where any flow of water within the system would trigger an automatic and externally audible alarm) need not be supplied through a meter, subject to compliance with the following requirements:

- a) The system owner shall ensure that no connections to or abstractions from the pipework solely feeding or forming part of the system are made other than for fighting fires or testing the system or associated apparatus.
- b) The system owner shall indemnify Anglian Water against any loss of revenue associated with water taken in contravention of paragraph a) above.

- c) The system owner shall ensure that alarm systems are fully functional at all times except during such times that they necessarily must be switched off for the carrying out of maintenance works.
- d) If there is a contravention of paragraph a) above, Anglian Water may require the system owner (at his own expense) to meter the supply to the system.
- e) If Anglian Water invokes paragraph d) above, the system owner shall also (at his own expense) be responsible for carrying out any modifications that may be necessary for securing that the system operates effectively.

Definitions:

'the system'

comprises a water supply, which is transported via pipework and various valve assemblies (including those to prevent contamination of potable water), and in some cases pump devices to sprinkler heads. The designed system shall operate on detection of a fire and start to discharge water onto the fire to control or suppress it and at the same time alert occupants of the situation.

'automatic fire fighting system'

a system (such as a sprinkler system) designed to detect, control and/or extinguish fires.

'system owner'

the responsible person within the premises in which the fire sprinkler system is installed.

'the Water Regulations'

the Water Supply (Water Fittings) Regulations 1999 and any subsequent modification or reissue thereof from time to time in force.