



Sprinklers – Dwellings

A UK perspective

NFSM
National Fire
Sprinkler Network



bre

Department for
Communities and Local
Government Project:
BD 2887

Compartment sizes, resist
to fire and fire safety pro
visions

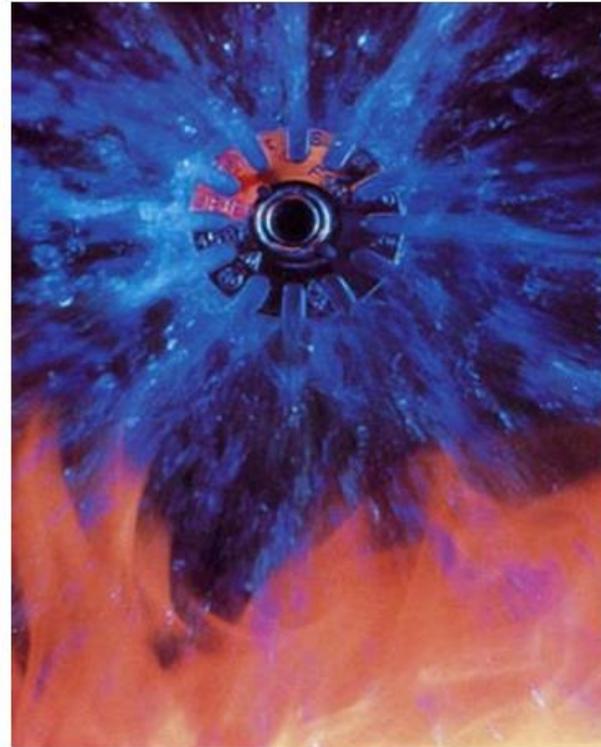
Work stream 5 – Spr
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Efficiency and Effectiveness of Sprinkler Systems in the United Kingdom: An Analysis from Fire Service Data



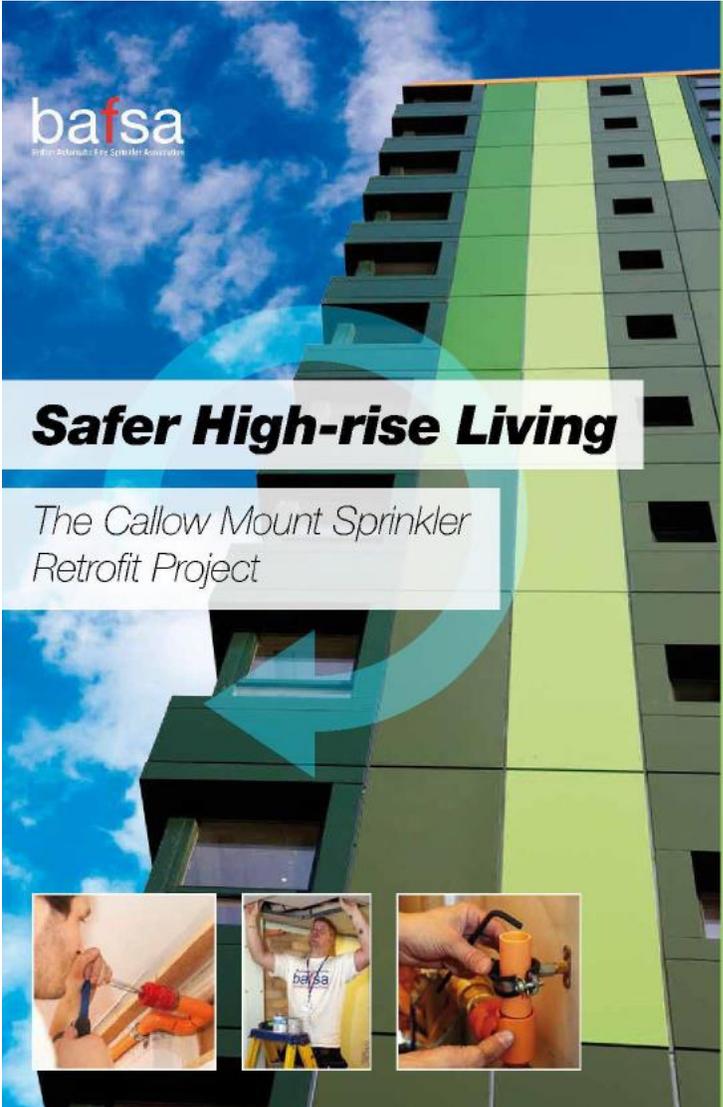
April 2017



bafsa
British Association of Fire Sprinkler Association

Safer High-rise Living

The Callow Mount Sprinkler Retrofit Project




A Report from the Sprinkler Coordination Group

- Nothing directly in Regulation

- Regulation 37A and 37B

- Require sprinklers in

(a) care homes as defined in section 3 of the Care Standards Act 2000;

(b) rooms for residential purposes other than rooms in

(i) a hostel;

(ii) an hotel;

(iii) a prison or young offender institution; and

(iv) a hospital

(c) dwelling-houses and flats,

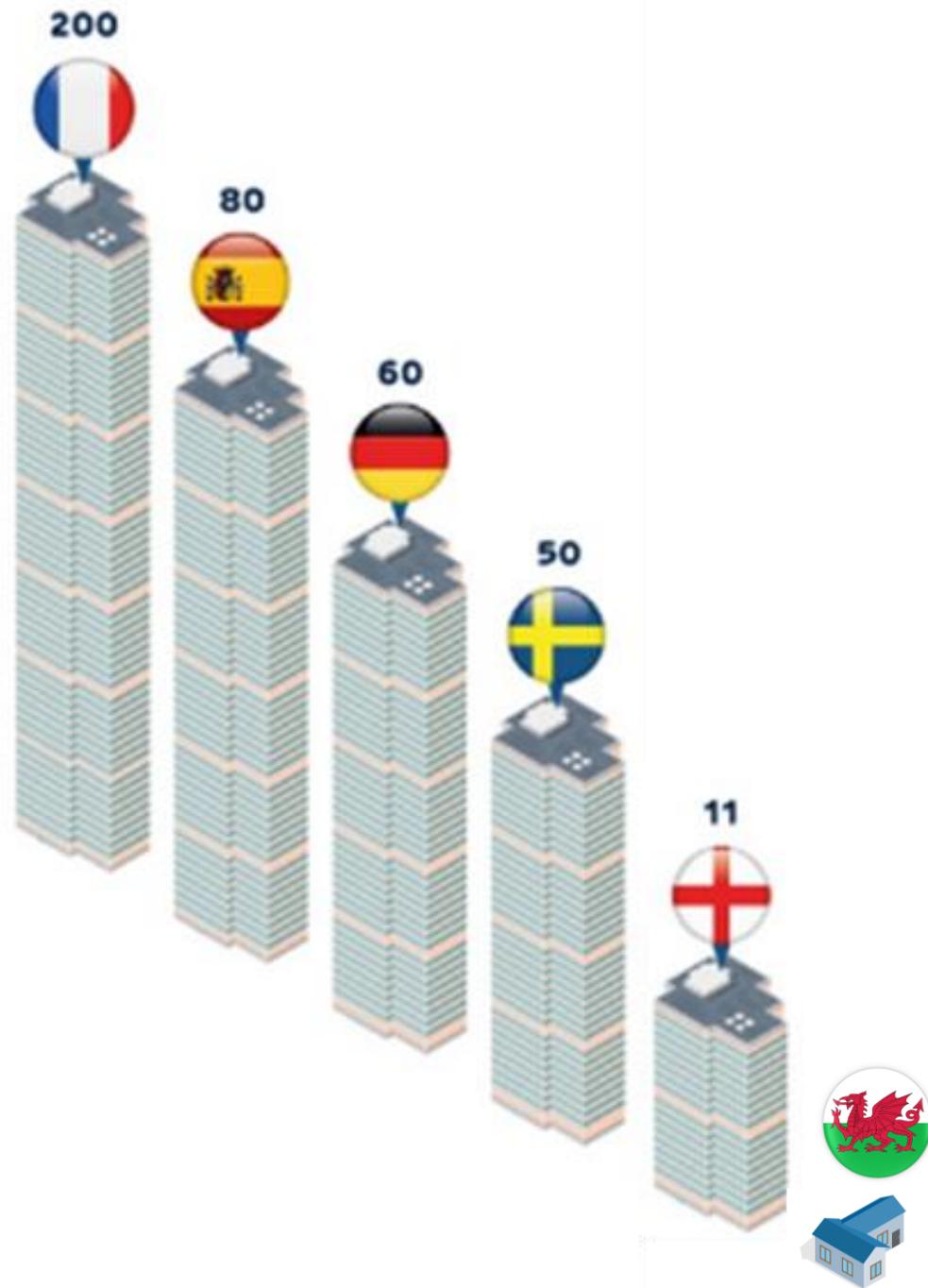
- The Building (Scotland) Regulations 2004, Paragraph 2.15.
- Require sprinklers in
 - (a) is an enclosed shopping centre;
 - (b) is a residential care building;
 - (c)
 - (d) forms the whole or part of a sheltered housing complex;
 - (e) is a school building
 - (f) is a building containing a flat or maisonette,
 - (g) is a social housing dwelling, or
 - (h) is a shared multi-occupancy residential building.

- England does not have anything directly in legislation.
- Dealt with under the Statutory Guidance – Approved Documents to Schedule 1 of the Building Regulations.
- Blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building.
- Buildings over 30m – not hotels!

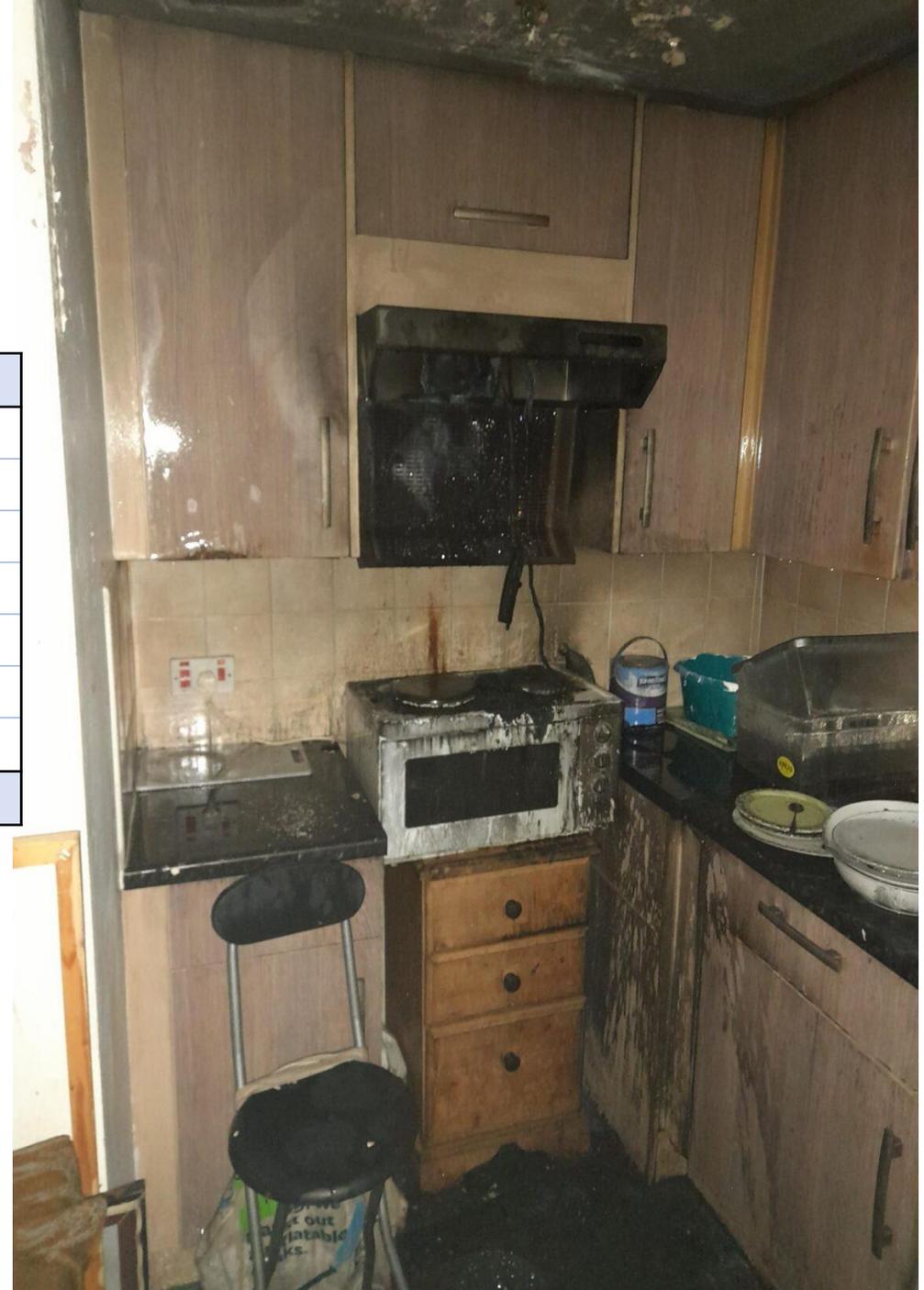


- Northern Ireland follows England
- It does not have anything directly in legislation.
- Consulting to have blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building.

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Occupancy - Dwelling Type	2018/19	2019/20	2020/21	2021/22	2022/23
Purpose Built High Rise (10+) Flats/Maisonettes	52	95	75	119	134
Purpose Built Medium Rise (4-9) Flats/Maisonettes	17	34	17	43	32
Purpose Built Low Rise (1-3) Flats/Maisonettes	16	4	5	15	14
Other dwelling	11	17	19	16	9
Single Occupancy - dwelling	9	10	12	12	16
Converted Flat/Maisonette - single occupancy	3	5	6	4	5
Multiple Occupancy	2	2	2	3	4
Grand Total	110	167	136	212	214





Sprinklers – making them a norm

