

Fire Sprinklers

FREQUENTLY ASKED QUESTIONS

Q Why is Bristol City Council installing sprinkler systems now?

A In line with a series of new regulations and changes relating to building and fire safety across the country, Bristol City Council has approved a sprinkler installation programme for all high-rise blocks in the city to improve safety.

Q How effective are fire sprinklers?

A Sprinklers are highly successful and will virtually eliminate the risk of a fatality in the event of a fire, reducing injuries by at least 80% and property damage by 90%.

Q Do sprinklers use more water than if the fire brigade puts out a fire?

A Sprinkler systems use much less water than the fire brigade, as it can take on average 6-7 minutes for the fire brigade to arrive and it can take longer to apply water to a fire in a multi storey building, at which time the sprinkler would have already activated and started to control the fire. Sprinklers use between 100 to 1000 times less amounts of water than a fire hose. This will dramatically reduce any damage to property.

Q Can I refuse to have sprinklers in my flat?

A No. To ensure the safety of all our residents, The Building Safety Act 2022 gives Bristol City Council the right to install fire sprinklers in all flats.

Q Will you need access to my flat to maintain the sprinklers in the future?

A Yes. As your landlord, we have a legal requirement under current legislation (BritishStandard BS9251:2021 (fire sprinklers)) to ensure that the system is serviced, tested, and certified on an ongoing basis. Once a year we will need access to your flat to allow a competent person to check that the sprinklers and any cover plates have not been damaged and that they are working correctly. This will be a quick visit unless any repairs are required. Our team will keep you updated at all stages throughout the year with appointment letters and other forms of contact.

Q Can sprinklers be triggered falsely?

A No. Sprinkler heads are very reliable and false activations are extremely rare. In fact the odds of a false activation are about 1 in 16 million.

Q Do all the sprinkler heads activate in the event of a fire?

A No. Each sprinkler is individually triggered directly by the heat of a fire. 85% of fires will be extinguished by only two sprinkler heads without the need for the rest of the system to activate.

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Q If the sprinklers go off, who puts right my water-damaged flat?

A Your insurance company would settle any claim made for water damage. We advise all residents to purchase contents insurance as this will cover the contents of your flat in the case of theft, fire and other damage too.

Q I smoke; will this set off sprinklers?

A No. Only direct heat can activate a fire sprinkler. However, it is advised to keep wallpaper steamers away from sprinkler sensors because of the intense heat they produce.

Q The pipework and sprinkler heads are ugly, what about the look in my home?

A The sprinkler systems in communal areas and your home will be boxed in at high level with white preformed panelling. All sprinkler heads will be concealed with a small white plastic cover plate which ensures the system is neat and unintrusive.

Q Will the contractor or Bristol City Council make good any damage to my paintwork/wallpaper?

A Yes, the contractor will make good.

Q How long will the contractor need to be in my property?

A We estimate the work to take three days in total. One day to install pipework and fittings, another day to box in the system and a final day to test and make good any decorations.

Q Will the work in my flat be noisy?

A You will experience some general drilling and noise disruption over the three days, but this will be kept to a minimum wherever possible.

Q I have a disability and need extra support. Is there someone who can help me?

A When we contact residents prior to works taking place we will provide the names and contact details of the relevant resident liaison officers for your block. You will be able to contact them directly if you have any concerns or you feel you need extra assistance.



Concealed sprinkler heads will be installed in your home

If you have any concerns or issues please contact sprinklerandfirealarminbox@bristol.gov.uk

