Plumbing maintenance: commercial premises

WaterRegsUK

What are the water fittings regulations/byelaws?

These national regulations protect drinking water by ensuring plumbing systems are designed, installed and used safely.

This leaflet highlights the importance of maintenance in commercial (non-household) premises, not only to ensure plumbing systems remain operational but also do not waste or adversely affect the quality of drinking water. It also provides information about the maintenance of backflow prevention arrangements and devices as well as some other common installations including safety devices.

When do they apply to plumbing systems?

If a plumbing system has any form of mains water supply the regulations/byelaws apply.

How do you comply?

Ensure plumbing systems do not contaminate, waste or unduly use drinking water by:

1. Only using water fittings which are of an appropriate quality and standard
2. Correctly installing water fittings and if applicable notifying the local water undertaker
3. Installing the correct level of protection to prevent backflow
4. Regularly checking your plumbing systems and replacing worn fittings to help stop leaks and contamination.

For further information please refer to the Water Regs UK website www.waterregsuk.co.uk.

What is maintenance?

Routine visual inspection and servicing checks to ensure water fittings are operating correctly. Dependant on the type of fitting or installation the necessary maintenance may include, testing, servicing, replacement of perishable parts, inspection cleaning, disinfecting or commissioning.

Why is maintenance important?

Maintaining water fittings is just as important as ensuring they are of an appropriate quality and standard. Periodic inspection and servicing checks will help to identify plumbing systems which are faulty, damaged, require cleaning, leaking or even using more water than necessary.

It will also help to ensure backflow prevention arrangements are performing as they should, protecting not only those on site but also safeguarding public health more broadly.

When lack of maintenance becomes a problem?

Water fittings and appliances will have a limited lifespan and can overtime become faulty. For example, component parts such as seals or materials may degrade which can lead to poor performance, leakage or contamination.

Fitting Types	Leakage	Operational issues, system or plant damage	Water quality issues e.g. taste, odour, debris	Backflow Contamination
Flexible hoses	X		X	
Tap washers	X		X	
Backflow protection		X		X
Water heaters	X	X		
Water Conditioners		X	X	
Cold water tanks		X	X	
Thermostatic mixer valves	X	X	X	X
Showers	X		X	X
Pressure vessels	X	X	X	
Pressure reducer valves	X	X		
Water Softeners		X	X	
Strainers		X	X	
Stop tap/lever valve seals	X	X		

Where can maintenance information be found?

Maintenance requirements can be found in manufacturers' product literature and other technical documents including BS EN 806, BS 8558, various British Standards, HTM 04 and HSE

The table below identifies some of the inspection and routine maintenance frequencies specified in BS EN 806: part 5

Installation	Inspection	Routine maintenance
Type AA air gaps	Every 6 months	Every 6 months
Type AB air gaps	Every 6 months	Every 6 months
Type AC air gaps	Annually	Annually
Type AD arrangement	Every 6 months	Every 6 months
Type AG air gaps	Annually	Annually
Type DB arrangement	Annually	Annually
Type DC arrangement	Every 6 months	Every 6 months
Single check valves	Annually	Annually
Verifiable single check valves	Annually	Replacement every 10 years
Double check valves	Annually	Annually
Verifiable double check valves	Annually	Replacement every 10 years
Pressure safety valves	Every 6 months	Every 6 months
Combined temperature & pressure relief valves	Every 6 months	Every 6 months
Pressure reducing valves	Annually	Annually
Filters	Every 6 months	Every 6 months
Active media filters	Every 2 months	Every 6 months
Water softeners	Every 2 months	Every 6 months
Chemical dosing systems	Every 2 months	Every 6 months
Water heater	Every 2 months	Annually
Pipework	Annually	Annually