

Uniclass L7165	EPIC G631
CI/SfB (68.54) X	

# Saving Money, Saving Lives





Wychwood Park, Cheshire:

Regard for compartmentation and protection of escape routes need not inhibit the architect's desire to create open, flexible living space.

Photograph courtesy of Countryside Properties



# Saving Money

Sprinklers open up opportunities and make good business sense. By “trading up” to sprinklers, our clients can enjoy design flexibility, reduce their costs and meet building regulations.

Increasingly, building control officers and architects are becoming familiar with their use, in both existing property and new developments.

Including sprinklers is not just an alternative means of complying with building regulations. The result can be a much improved scenario.

## Active not Passive

Building regulations are commonly met by “Passive Fire Protection”, such as travel distances to exits, internal fire doors and fire retardant materials within the fabric of the building. Sprinkler systems are a form of “Active Fire Protection” and can be used to decrease the passive requirements.

Sometimes a project would not be viable without the use of sprinklers. For example, where fire brigade access to a proposed development is restricted, the inclusion of a sprinkler system can enable the developer to gain planning permission.

## Our Services



It's worth talking to us, our initial **advice costs you nothing**.

We can provide project appraisals, fire engineered strategies and full specifications. We also offer **FREE** bespoke RIBA approved CPD seminars to interested professionals.

Homesafe is best placed to drive projects forward, liaising with architects, building control officers, the water suppliers and other bodies.



Ryley's Farm, Cheshire

Fire engineered by Homesafe for developers August Blake.

## The Six

You have a choice! Whatever your requirements, we have a system to suit your needs. Uniquely placed in the market, the Homesafe range offers flexibility and advanced features. Some of our systems are patent protected.†



### Homesafe Greenflow® System

An eco-friendly, flushing domestic sprinkler system linked to the household's plumbing fixtures.



### Homesafe Greyflow® System

Environmentally friendly, making use of both harvested rainwater and recycled grey water in the dwelling.



### Homesafe Blueflow® System

Our market-leading version of the traditional domestic sprinkler system on a dedicated plumbing circuit.



### Homesafe Whiteflow® System

Our unique dry sprinkler system, ideal for manufactured homes or anywhere at risk of freezing or water contamination.



### Homesafe Aquaflow System

Our low pressure mist system, operational at 6 bar and incorporating stainless steel pipe work.



### Homesafe Redflow System

Systems for special applications, designed for the client's requirements whatever standard, hazard category or insurance risk you need to meet.

As well as evaluating which system(s) are appropriate for you, we will advise on meeting building, water and fire regulations. When you have chosen your system, we will hydraulically design it specifically for your property.



Homesafe systems are designed and installed with compliance certification, hand-over packs and, where stipulated, Operation and Maintenance Manuals. Insurance-backed warranties are also available, and warranties are extendable. Details available upon request.

† The Homesafe Group is an authorised licensee of patent number EP 1132528.

# Sprinklers...

## Don't all go off at once

Sprinklers operate independently. Only the nearby sprinkler will activate, triggered by heat from the fire. Therefore, a fire in a bedroom will only activate the sprinkler(s) in that room.

## Are easy on the eye

You may not even notice them. If you do, they may look like large drawing pin heads sitting flush with the ceiling or wall. They can be sourced to match the interior colour scheme or made into a contemporary feature, especially in kitchens where brushed steel is popular.

Significantly, when a Homesafe sprinkler system is fire engineered into a project, the architect has greater opportunity to create a unique and pleasing interior design by changing the use of space.

## Rarely go off by accident

The odds are in excess of 1 in 16 million against accidental discharge because of a manufacturing defect, and the heads we use are not easy to tamper with once fitted.

Following installation, we rigorously test our systems to prevent leaks.

## Are not the same as smoke detectors

Smoke detectors will save lives by providing a valuable warning system, but can do nothing to control a growing fire. Detectors must be maintained in good order to help save your life, and cannot help those who are unable to take action for themselves.

Disturbingly, almost 90% of children sleep through smoke alarms. Smoke is toxic and can kill. Fire sprinklers inhibit the spread of smoke and save lives.

## Are only activated by heat

Cooking fumes and people smoking will not cause the sprinkler system to activate.

## Ensure minimum damage

Sprinklers only operate when there's a fire. They discharge a relatively small amount of water calculated to damp down the fire in its early stages and control its growth. In most cases this is sufficient to completely extinguish the flames. Sprinklers also minimise smoke and fire damage. To control a fire which has developed unabated, the fire service will be obliged to discharge far more water (10 to 20 times as much).

## Are cost-effective

You can protect your home and loved ones for the money you might spend on a new carpet. The costs come down considerably for several homes of the same design. If incorporated into new buildings, sprinkler systems may even save developers money.

## Save lives

It is a fact that people survive fires in sprinklered dwellings, even in the room of origin. It's no surprise the Fire Service whole-heartedly supports their use.



# Saving Lives

We're one of the UK's market leaders in sprinkler systems for fire protection, particularly in domestic and residential properties.

We design fire sprinkler systems. We install them. We maintain them annually.

Homesafe works closely with architects, developers, and those with a duty of care, designing systems for:

- Houses & Bungalows
- Apartment & Residential Blocks
- Nursing Homes & Hotels
- Office Accommodation
- Manufactured Homes

We make use of advanced technology and keep costs as low as possible through good design.

## Reducing the risk

- Every year in the UK alone, approximately 600 people are killed by fire, and around 18,000 injured.
- During our lifetime, each of us runs a 1 in 5 risk of being involved in a serious house fire. The young and the elderly are most vulnerable.
- Unchecked, a fire can engulf a room in less than two minutes. As well as sounding an alarm, sprinkler systems damp down the fire and reduce the smoke. This makes evacuation easier. For those unable to manage on their own, sprinklers provide precious extra time until help arrives.
- People still die in fires in property which is well maintained, has working smoke detection, complies with building regulations and is reached promptly by the fire service. Sprinklers make a difference.
- The Fire Service is supportive of sprinklers in homes, estimating that the death and injury toll could be reduced by 90%.\*



## Sprinklers are proven life-savers

Our systems detect a fire and discharge a calculated amount of water from the nearest sprinkler head in a spray pattern designed to contain the fire. They are ideal for apartments and other HMOs (houses in multiple occupancy) where risk of fire is greater.

Forward-thinking architects and developers are choosing to include sprinklers in their designs. Sprinklers make our environment safer and open up opportunities.

\* East Sussex Fire Authority Community Fire Safety Action Report 2000

0333 456 0011



Accordia Living  
RIBA Stirling Prize Winner  
Greenflow® by Homesafe

“After a fire, you may be able to buy new furniture or make repairs to your home. No insurance pay out could replace your children. We have a duty to safeguard future generations by applying what we know to how we build.”



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CT008 (REV 0110)

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