

L.H. COOK PLUMBING & HEATING LTD FACTSHEET LHC-FS023

Domestic or Non-Domestic Installation (England)

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As strange as it may seem there are times when all or part of an Installation at a Residential or Domestic property must be deemed as "Non-Domestic". Different regulations and standards may then need to be adhered to for all or part of the installation. Failure to follow the correct regulations may lead to invalid Insurance claims and in certain cases prosecution. If the Appliance or Oil Storage installation at a Domestic property is deemed to be Non-Domestic, then the Installation is governed by British Standard 5410 Part 2: 2018 with regards to Non-Domestic Fire Regulations and Fire separation distances and may need to meet "The Control of Pollution (Oil Storage) Regulations (England) 2001" with regards to prevention of Environmental Pollution (Bunding). The Control of Pollution Regulations are retrospective and a legal requirement; failure to carry out work can lead to a fine of up to £20,000.00.

What is a Domestic property?

A Domestic property is a residential property that is primarily used as a dwelling. It may incorporate some form of micro business or home office but providing it is used primarily as a dwelling it is deemed as a Domestic property.

What is a Non-Domestic property?

Industrial businesses: small manufacturing premises such as food processing, textiles, paper and publishing, engineering, bricks and ceramics, metals, chemicals;

Commercial businesses: such as shops, offices, theaters, hotels, pubs, building and construction firms, motor garages, transport depots, bus stations;

Institutions (Residential and Non-Residential): in the public and private sector, charities and voluntary groups such as schools, hospitals, churches, prisons, libraries, public sector buildings, nursing homes; and occupiers of multi residential dwellings whether privately or publicly owned, blocks of flats **or other dwellings fed from communal storage facilities** (which we believe refers to a shared Oil Tank feeding more than 1 dwelling as in point 2 below and not to multiple tanks on communal land as described in point 5 below).

When does an Oil-fired appliance installation at a Domestic property become a Non-Domestic Installation?

If the appliance output is over 70 KW it is deemed Non-Domestic

When does an Oil Tank Installation at a Domestic property become a Non-Domestic Installation?

There are certain situations when a Domestic Property will have all or part of its Installation classed as Non-Domestic:

- 1. If a Single Oil Tank has a capacity of 3501 Litres or more;**
- 2. If a Single Oil Tank is supplying more than 1 property;** as this is a communal storage facility as describe above under Institutions (even if they are all Domestic Properties);
- 3. If there are 2 or more Oil Tanks on a site and they are interconnected** with the purpose of supplying 1 or more oil lines to feed 1 or more appliances in the same property and non-return valves have not been fitted in their connecting oil lines; then the capacity of all the tanks should be added together and if the combined capacity is 3501 Litres or more the Installation is deemed Non-Domestic;
- 4. If there are 2 or more Oil Tanks on a site where access is under the sole operation of the owner** and feeding different appliances in the same property, and they are closer than 1.8m from each other without adequate fire protection, then the capacity of the tanks should be added together and if the combined capacity is 3501 Litres or more the Installation is deemed Non-Domestic. If they are 1.8m or more apart from each other or have adequate fire protection separating them then they can be treated as a separate Domestic Installations.
- 5. Where 2 or more tanks are installed on a site where access is granted to several property owners (also referred to as communal land or tank farms. Also see point c. below)** but each serving different dwellings or individual properties; then the installation is deemed as Non-Domestic with regards to Fire Protection. The combined capacity of the tanks should be calculated, and Fire protection provided in accordance to

BS5410 Part2: 2018 (see points a. and b. as well as the footnote below). The tanks should be kept at least 600mm apart to allow for inspection and to aid future replacement.

- a. **If the combined capacity of the Oil tanks is 3500 L or less** the Oil tanks should be positioned at least 2m away from a flue terminal, a window or door or the wall of a building or structure that does not incorporate a method of fire protection rated to 60 minutes, or any other potential source of fire. If a tank cannot be positioned as above, a radiation barrier (with a 60 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank should be positioned at least 2m from a boundary line that does not incorporate a method of fire protection rated to 60 minutes that extends 900mm higher and wider than each side of the tank or 2m from any part of the boundary that could be combustible e.g. hedges and foliage. If a tank cannot be positioned as above, a radiation barrier (with a 60 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank cannot be located closer than 2.0m from the eaves of a building if they are not fire-rated to a minimum of 60 minutes otherwise the eaves of the building will also require a radiation barrier to the requirements above. The Installation should incorporate a Non-combustible base (of either 100mm poured concrete or paving slabs with a minimum thickness of 50mm) extending a minimum of 300mm each side of the Oil tank.
- b. **If the combined capacity of the tanks is 3501 L or more** The Oil tanks should be positioned at least 6m away from a flue terminal, a window or door or the wall of a building or structure that does not incorporate a method of fire protection rated to 120 minutes, or any other potential source of fire. If a tank cannot be positioned as above, a radiation barrier (with a 120 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank should be positioned at least 6m from a boundary line that does not incorporate a method of fire protection rated to 120 minutes or 6m from any part of the boundary that could be combustible e.g. hedges and foliage. If a tank cannot be positioned as above, a radiation barrier (with a 120 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank cannot be located closer than 6.0m from the eaves of a building if they are not fire-rated to a minimum of 120 minutes otherwise the eaves of the building will also require a radiation barrier to the requirements above. The Installation should incorporate a Non-combustible base (of either 100mm poured concrete or paving slabs a minimum thickness of 50mm) extending a minimum of 300mm each side of the Oil tank.
- c. **If a tank is installed remotely from a property on land that has been portioned off within the deeds of the property meaning that the land is not actually communal land but belongs to a specific property, whether adjacent to other tanks or not:** These Oil tanks could then be deemed as Domestic Installations but the tank(s) should be kept at least 760mm from the boundaries of each plot where the individual tank is located as well as from the boundary at each end of the tank; or a radiation barrier with a minimum fire resistance of 30 minutes that extends at least 300mm above and to each side of the tank must be installed between the tank and any side of the boundary that is closer than 760mm. The Installation should incorporate a Non-combustible base (of either 100mm poured concrete or paving slabs with a minimum thickness of 50mm) extending a minimum of 300mm each side of the Oil tank(s).

Any screening or foliage that does not form part of a boundary should be kept a minimum of 600mm away from the oil tank regardless of whether it is a Domestic or Non-Domestic installation.

No surface of the tank should be closer than 300mm from a building, wall or other structure to allow for correct inspection. Additional distances may be required if specified by the manufacturer, or if maintenance is required (presumably for painting of steel tanks).

Footnote

If an additional tank is to be installed on the same communal land, but by installing it the combined capacity would then exceed 3500 L, a radiation barrier (with a 60-minute fire resistance) extending at least 900mm above and to each side of the tank could be placed between the original installation and the new installation to avoid the need to provide a 6m separation distance. This would also apply if there were only 2 oil tanks but their combined capacity was 3501 L or more, the radiation barrier could be fitted between the 2 tanks to avoid the need for a 6m separation distance.

It is the Owner/householders responsibility to ensure their system is compliant and safe.