



This document is non-statutory guidance intended for general guidance purposes only. It has been developed to facilitate compliance with the requirements of the Water Supply (Water Fittings) Regulations 1999, the Water Supply (Water Fittings) (Scotland) Byelaws 2014 and the Water Supply (Water Fittings) Regulations (Northern Ireland) 2009 (collectively referred to as 'the water fittings regulations' in this document).

Please note conformity with this guidance does not guarantee compliance with the water fittings regulations or no enforcement action will be taken by water undertakers.

Introduction

The water fittings regulations impose a legal duty not to install water fittings unless they satisfy all applicable requirements. In respect of water fittings, including taps with multiple functions such as boiling, carbonating and chilling, these requirements include being of an appropriate quality and standard; suitable for the circumstances in which they are used; compliance with any applicable requirements of schedule 2.

Water undertakers have the statutory duty to enforce the regulations. The purpose of this document is to provide guidance in respect of multifunction taps and the associated water fittings i.e. water boilers, chillers and carbonators.

1. Boiling water taps

Unlike conventional taps a boiling water tap discharges 'boiling water'.

For the purposes of this document boiling water taps with storage of any capacity are considered to be unvented water heaters; those without instantaneous water heaters.

A boiling water tap installation is considered to be a secondary hot water system.

2. Requirements of the water fittings regulations

To prevent waste and contamination, the requirements which apply to multifunction tap systems include, but are not limited, to those listed in table 1.

3. Other statutory requirements

Those responsible for water fittings should note in addition to the water fittings regulations, other statutory requirements may apply to boiling water tap systems. Satisfying the water fittings regulations does not guarantee compliance with these.

For example, compliance with the water fittings regulations does not automatically mean all Building Regulations requirements are satisfied, in that Part G of the Building Regulations identifies some water fittings as 'controlled fittings' meaning they must comply with Building Regulations when installed or replaced.

Table 1

| Regulation | Requirement | Relaxation |
|--|--|---|
| Regulation 4(1)(a) | All water fittings must be of an appropriate quality and standard: please refer to the guidance published by Water Regs UK. Water undertakers retain absolute discretion in assessing whether a water fitting is compliant with regulation 4(1)(a). | England & Wales, similar provision included in Scottish Byelaws: safety devices only: evidence of compliance with Part G of the Building Regulations may be considered |
| Regulation 4(1)(b) | Suitability considerations for a boiling water tap system include, but are not limited to, installation, operation, and maintenance in accordance with the manufacturer's instructions. For carbonating taps suitability considerations also include the resulting pH of the water and suitability of the materials of construction | None |
| Regulations 4(3) Schedule 2 paragraph 15 | Boiling water tap systems must be installed with adequate devices to prevent contamination by backflow of heated water and fluids from any drain arrangement | None |
| Regulations 4(3) Schedule 2 paragraph 17 Applies to boiling water taps with storage of any capacity and instantaneous taps with a capacity of 15 or more litres. | Paragraph 17(1) A temperature control device plus a temperature or combined temperature and pressure relief valve must be fitted Paragraph 17(2) A pressure activated expansion valve must be fitted. | England & Wales, similar provision included in Scottish Byelaws. These requirements may also be complied with if safety devices satisfy Part G of the Building Regulations i.e. two independent safety devices in addition to a thermostat. |
| Regulations 4(3) Schedule 2 paragraph 18 | Provision must be made to ensure the temperature of any water in the boiling water tap appliance does not exceed 100°C i.e. has appropriate safety features | |
| Regulations 4(3) Schedule 2 paragraph 19 | All discharges from safety devices must be safe and conspicuous | None |
| Regulation 4(3) Schedule 2 paragraph 22 | Boiling water tap safety devices must be designed and installed to prevent a waste of water arising from normal usage and/or malfunctions i.e. discharge should be visible and not continuous | None |