

United Kingdom — BS EN 12845 + LPC Sprinkler Rules TB203

MHCLG (England); BRE/LPCB (Watford); BAFE

UK insurance market relies on the LPC Rules (BS EN 12845 + LPCB Technical Bulletins). LPS 1048 covers installer certification.

Scope

Sprinkler systems in the UK — BS EN 12845 plus the LPC Technical Bulletin overlay.

Scope of application

- Warehouses > 20,000 m² (ADB)
- Care homes (BS 9251 for residential)
- Schools (BB100 guidance)
- Heritage / unusual buildings via fire engineering route (BS 7974)

Key documents

- BS EN 12845:2015+A1:2019 — Fixed firefighting systems — sprinkler
- LPC Rules for Automatic Sprinkler Installations 2015 — Includes TB203
- LPS 1048 — Installer certification
- Building Regulations Approved Document B — ADB Volume 2 §15

Certification path

1. Fire Engineering Strategy aligned with ADB or BS 9999
2. Design by LPS 1048-1 certificated firm
3. Installation per LPC Rules (BS EN 12845 + TBs)
4. Commissioning, inspection by third party (FPA/BAFE)
5. Annual service per BS EN 12845 §20 + maintenance log

Notable rules

- TB203 modifies EN 12845 — uses higher density / area combinations for certain risks.
- Welsh and Scottish building regulations diverge — Wales mandates sprinklers in all new dwellings.
- BAFE SP203-1 third-party certification widely required by insurers and AHJs.

Source: <https://www.thefpa.co.uk>; <https://www.redbooklive.com>