



21. Fire - Extinguishing Equipment - Dry & Wet Risers Full Service & Inspection

Category:	Fire
Subcategory:	Extinguishing Equipment
Frequency:	Yearly
Status:	Statutory
Type:	Approved Contractor
Priority:	Core
Commonality:	Occasional

Note: This document provides guidance to support compliance but is not a substitute for professional advice.

Why This Task Matters

Your dedication to maintaining dry and wet risers ensures that firefighting operations can be conducted efficiently in multi-storey buildings. By ensuring these critical water supply systems function correctly in schools and colleges with tall teaching blocks or theatres, you support rapid intervention that protects pupils and staff in upper floors. Your expertise in overseeing these specialised firefighting systems demonstrates your essential role in maintaining vertical firefighting capability.

Task Summary

Statutory: Annual servicing and inspection of dry and wet risers ensures they are operational and meet the required performance standard. This comprehensive maintenance involves checking valve operation, testing water flow and pressure, inspecting pipework integrity, and verifying compliance with standards. The service includes functional testing of inlet valves, pressure testing of the system, inspection for corrosion or damage, and checking alarm systems where fitted. This includes pressure testing and valve checks, which are critical in multi-storey buildings where hose reels alone would be insufficient. In schools and FE colleges with tall teaching blocks or theatres, riser compliance directly safeguards occupants in upper floors. The inspection includes checking accessibility, signage, and

integration with building systems. Evidence produced includes the contractor's service certificate confirming compliance and functionality, detailed test documentation with all measurements and performance data, and any recommendations for maintenance or system upgrades.

Relevant Legislation & Guidance

- **Regulatory Reform (Fire Safety) Order 2005:** Requires riser systems to be maintained for firefighting access
- **Fire Safety: Approved Document B (Buildings other than dwellinghouses):** Provides guidance on riser system maintenance
- **British Standard BS 9990: Non-automatic firefighting systems:** Specifies requirements for riser maintenance and testing
- **British Standard BS 9999: Fire safety in the design, management and use of buildings - Code of practice:** Includes guidance on riser system maintenance
- **Building Regulations 2010:** Require riser systems in certain building types

Typical Frequency

Dry and wet risers must be serviced and inspected annually where fitted, with this comprehensive maintenance typically scheduled during school holidays. In educational settings with riser systems, annual servicing is essential for ensuring reliable firefighting capability. The frequency cannot be reduced as it is a statutory requirement for maintaining vertical firefighting systems.

Applicability

This task applies to educational establishments that have dry or wet riser systems installed, which is occasional as these systems are typically found in multi-storey buildings. It is a core statutory task where riser systems are present, essential for providing firefighting access to upper floors. The task applies to schools and colleges with riser systems in buildings over certain heights or with specific occupancy requirements.

Responsible Persons

- **Task Type:** Approved Contractor
- **Contractor Requirements:** This task should be carried out by a competent fire riser maintenance company with specialist knowledge of water systems and pressure testing. Contractors should hold appropriate accreditations for firefighting systems. Typical cost range: £300-£700 per riser system depending on building height and complexity.
- **Permit to Work:** May require water system isolation and coordination with building users.
- **Delivery Model:** Normally contractor-delivered due to the specialist testing equipment and

technical knowledge required.

Key Considerations

- **Timing considerations:** Schedule during school holidays to allow for testing and any repairs
- **Cost implications:** Budget £300-£700 annually for professional servicing and testing
- **Resource requirements:** Allow access to riser inlets, control equipment, and water systems
- **Potential disruption:** May require temporary water isolation during testing
- **Risk assessment requirements:** Service findings should inform the fire risk assessment

Task Instructions

Prerequisites & Safety

- Ensure the contractor has expertise in riser systems
- Provide access to system documentation and control equipment
- Confirm water system isolation procedures
- Arrange for safe testing conditions and area preparation

Tools & Materials

- System documentation and hydraulic calculations
- Pressure testing equipment and flow meters
- Replacement valves and components
- Water drainage and collection equipment
- Safety equipment for working with water systems

Method (Step-by-Step)

Phase A: Pre-Service Assessment

1. Review system documentation and previous service records
2. Identify all riser inlets, valves, and outlets
3. Check water supply and isolation arrangements
4. Prepare testing schedule and safety procedures

Phase B: Visual Inspection

1. Inspect riser inlets for damage, corrosion, or obstructions

2. Check valve boxes, doors, and security
3. Examine pipework and fittings for leaks or damage
4. Verify signage and identification markers
5. Assess accessibility and clearance around equipment

Phase C: Functional Testing

1. Test inlet valve operation and sealing
2. Conduct pressure testing of the riser system
3. Verify water flow to all outlet points
4. Check alarm systems and indicators (where fitted)
5. Test all landing valves and hose connections

Phase D: Maintenance and Servicing

1. Lubricate valves and moving parts
2. Clean and maintain valve mechanisms
3. Replace faulty components and seals
4. Clear obstructions and improve access

Phase E: Documentation and Certification

1. Document all test results and measurements
2. Prepare detailed test documentation
3. Issue service certificate confirming compliance
4. Recommend maintenance schedule and any upgrades

Measurements & Acceptance Criteria

- Water pressure must meet design specifications at all levels
- Flow rate must achieve minimum requirements (typically 1,000 litres/minute)
- Valve operation must be smooth and leak-free
- System integrity must be maintained without pressure loss

If Results Fail

Follow instructions on the Compliance Pod task completion form to record remedial/follow up actions and generate Reactive Task Tickets as required. Immediately isolate faulty sections and implement alternative firefighting measures. Escalate significant issues to facilities management and arrange urgent repairs. Coordinate with fire service about affected areas.

Reinstatement & Housekeeping

Restore water supply and ensure all valves are returned to normal operation. Clean up any water from testing.

Completion Checks

Verify that all riser components have been inspected and tested. Confirm that the service certificate confirms system compliance. Ensure test documentation details all measurements.

Client Oversight Checklist (Before the Visit)

- Confirm contractor's expertise in riser systems
- Provide system documentation and location details
- Arrange water system isolation and drainage
- Schedule during period when testing disruption is minimised

Client Oversight Checklist (During the Visit)

- Observe inspection of riser inlets and valves
- Ensure comprehensive pressure and flow testing
- Verify that faulty components are identified and replaced
- Confirm detailed documentation of test results

Deliverables & Acceptance Criteria (After the Visit)

- Receive service certificate confirming system compliance
- Review detailed test documentation with measurements
- Ensure recommendations for maintenance are specific and prioritised
- Confirm that all documentation is complete and accurate

Defects & Follow-up

Follow instructions on the Compliance Pod task completion form to record remedial/follow up actions and generate Reactive Task Tickets as required. Prioritise repairs to maintain firefighting capability. Agree timescales for component replacement. Schedule re-testing after major repairs.

Reinstatement & Sign-off

Confirm water supply is restored and system indicators show normal status. Complete final sign-off once all documentation is received.

Record-Keeping & Evidence

- **Upload Process:** Upload any required statutory or supporting evidence to the corresponding task form in Compliance Pod.
- **Statutory Evidence:** Contractor's service certificate and detailed test documentation must be retained for at least 3 years.
- **Supporting/Good Practice Evidence:** Performance measurements and maintenance recommendations support audit readiness.

Common Pitfalls & Best Practice Tips

- **Common mistakes to avoid:** Not testing all outlet points, missing concealed pipe damage, or failing to check accessibility
- **Best practices for efficient completion:** Maintain detailed system records, conduct pre-service visual checks, and coordinate with water system maintenance
- **Pro tips for educational settings:** Use servicing visits to train staff on riser locations, check inlet accessibility for fire crews, and maintain clear identification markers
- **Warning signs that indicate problems:** Corrosion damage, difficult valve operation, or low pressure readings

Quick Reference Checklist

- System documentation and previous records reviewed
- All riser inlets and outlets identified
- Visual inspection of valves and pipework completed
- Pressure testing and flow verification conducted
- Valve operation and accessibility tested
- Maintenance and component replacement completed
- Service certificate and test documentation received
- Evidence uploaded to Compliance Pod

Grouped Tasks

Grouping is feasible; align with related tasks of the same frequency and contractor visit.

Related Tasks

- Fire - Extinguishing Equipment - Portable Fire Extinguishers Full Service & Inspection
- Fire - Extinguishing Equipment - Fire Hose Reels Full Service & Inspection

- Fire - Extinguishing Equipment - Fire Shutters & Curtains Full Service & Inspection
- Fire - Extinguishing Equipment - Sprinkler Systems Full Service & Test
- Fire - Extinguishing Equipment - Fire Suppression Systems Full Service & Test
- Fire - Extinguishing Equipment - Smoke Vents & AOVs Full Service & Test
- Fire - Extinguishing Equipment - Fire Hydrants Full Service & Inspection

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