

**One piece, KD & 2 part cold water storage tanks**

# Installation & maintenance instructions

Nicholson Plastics Ltd.



## Table of contents

1. Guidelines for locating water tanks	1
2. Notes on One piece tanks	2
3. Condensation/drip trays	3
4. Tanks insulated and finished to Bylaw 30	3
5. Pipe connections	4
6. Pipe connections for insulated tanks	4
7. Bylaw 30 fittings: Vents, Warning pipes & Overflows	5
8. Maintenance recommendations	6
9. Glossary of terms	7

## 1. Guidelines for locating water tanks

The following recommendations are generally for elevated tanks, as tanks at elevated positions can cause serious damage to the surrounding area in the event of wall, pipe or structural support failure resulting in water spilling out at a fast rate. Consideration must be given to minimise the effects of such an occurrence, in terms of the positioning of the tank and regular inspection for defects.

- Water tanks should be located so as to prevent water damage or consequential loss in the event of leakage howsoever occurring.
- All tanks which are located above water sensitive areas should have a bund wall around them with adequate evacuation ducts.
- All other tanks should have Condensation or Drip trays to prevent nuisance damage and to keep floors dry.

Over the years we have seen tanks fail due to age, lack of maintenance, failure of the structural supports underneath the tanks, contaminated water attacking the internal fittings, ball valve failure where overflows were not fitted, vandalism etc.

### 1.1 Water tanks on top of buildings

Water tanks located on top of any building should be sited at least 1.2 meters away from the edge of the building. It would be preferable if the water tank was sited 1.5 times the height of the tank away from the edge of the building. In the event of failure, this would allow the water to spread itself over a much wider area before spilling over the edge of the building and possibly taking personnel or debris with it.

## 1.2 Water tanks on elevated structures

For water tanks located on top of elevated structures, a walkway of at least 1 meter should be provided all round the water tank to allow for maintenance and inspection. This walkway should comply with health and safety regulations.

## 1.3 Potable water tanks

To comply with the Health & Safety Executive regulations on the Control of Legionellosis 1998, Cold

Water Storage Tanks must be located in areas that are “*readily accessible for cleaning*”.

Regular Maintenance and Inspections as required by Health & Safety Legislation.

## 2. Notes on One piece tanks

Nicholson Plastics manufacture a variety of One piece cold water storage tanks. They are durable, of one piece construction, are easy to install and represent excellent value for money. These come in a variety of standard sizes from 45 to 24000 Litres. Custom moulded one piece tanks can also be manufactured to suit particular site applications with restricted access.

One piece tanks can be supplied pre-insulated with integral CFC & HCFC free polyurethane foam within laminate. Insulation jackets are also available for tanks up to 5680 litres which depending upon specification are suitable for internally located tanks.

Tanks should always be insulated to Bylaw 30, thus meeting Water Regulation Authority requirements.

- PU foam insulated One Piece Tanks come complete with insulated covers.
- GRP covers and condensation/drip trays are available for all sizes.
- When the tanks are installed a recommended 500mm space is required above the tanks for access.

### **IT IS IMPORTANT THAT THE BASE OF THESE TANKS BE FULLY SUPPORTED IN USE.**

- a. Ensure that the base of the cistern is adequately and uniformly supported over its whole area and is capable of supporting the tank and its content without deflection.
- b. Support and align the pipes so as not to distort the cistern, and do not over tighten the back nuts.
- c. Ensure that circular holes for fixing pipes have a clean edge, free from notches, and cut them with a hole saw or drill them with a sharp cutter.
- d. Position the cistern so that it is not in close proximity to any source of heat.
- e. The tank should not be left unattended during initial testing & commissioning.

- f. Check that internal steel stays are in place.
- g. Adequate overflows should be fitted to prevent the tank from being pressurised.
- h. Tanks in exposed places may be susceptible to movement in high winds, especially when empty.

### 3. Condensation/drip trays

Nicholson Plastics manufacture condensation trays to suit all sizes of water storage tanks

- Trays should be used in any instance where condensation drips from pipe work or from the tank.
- May cause nuisance damage or render floors wet and slippery.
- These trays should be water tested at time of testing tank.

**A condensation tray is not a substitute for a bund wall or for tanking out a room.**

APPROPRIATE OVERFLOWS MUST BE FITTED AS CLOSE AS POSSIBLE TO THE BASE OF THE TRAY. THESE MUST BE FITTED BEFORE THE TANK IS FILLED.

### 4. Tanks insulated and finished to Bylaw 30

- Current legislation states that water hot or cold, in any premises that might be used for human consumption must be of potable quality.
- In addition to tank material specifications, there are now further requirements for lid design, the screening of vents, breathers, overflows, warning pipes and the provision of insulation which will help prevent freezing and also help keep water as cool as practicable, ideally less than 20°C.
- Bylaw 30 is Nicholson Plastics description of tanks with covers, complete with screened vents, overflows, warning pipes etc and having side wall and lids with a (u) value of 2.5 w/m<sup>2</sup>K. This value meets the requirements of section 30 of the water bye laws in the majority of situations. Tanks in boiler rooms etc may also need additional base insulation. The purchaser can specify extra requirements or thermal transmittance after considering the period of protection necessary, the tank location and the surrounding conditions.

**Please Note:** Insulation slows down but does not prevent heat loss or gain over protracted periods. Additional information is available in BS 7491 & BS 6700.

## 5. Pipe connections

- If the tank is to be drained down at a fast rate or by pumps etc, Nicholson Plastics should be contacted so that adequate vents can be placed on the tank. The standard vent is 2".
- Connections of 100mm (4") nominal bore or over require studed flange pads to suit BS 1962, table D&E flanges for pipework connections.
- Connections below 100mm (4") nominal bore may be made by cutting holes in situ. First determine whether single or double sided connections are required and cut hole in panel to suit external pipe diameter.
- For connections over 50 mm (2") nominal bore use two flanges screwed BS21 taper thread, drilled to BS 10. Offer one flange to panel concentric with hole and transfer drill bolt holes into panel. Set one flange to external pipe and using appropriate gaskets, assemble external flanged pipe using other flange as an internal backing plate. Finally bolt up.
- For double sided connections proceed as above, replacing internal flange with the required fitting, e.g. ball valve, strainer basket etc.
- For connections of 50 mm (2") nominal bore or less proceed as above or alternatively use threaded flanges or backnuts (with rubber gaskets) on standard longscrew to BS 1387.

All pipe work must be self-supporting. If welded or brazed-on flanges are used, all heat must be dissipated before connections are made to the tank. Holes may be cut with normal metal working tools.

## 6. Pipe connections for insulated tanks

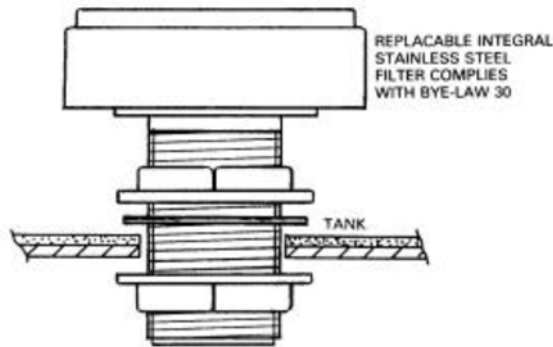
The areas where pipe connections can be made on insulated tanks are more restricted than in standard tanks, there is a recess in the insulation to allow for the pipe connection. Standard insulated tanks come with three insulation recesses. More can be supplied if required. Recesses for connections can be made in different locations but Nicholson Plastics must be notified of this prior to order.

## 7. Bylaw 30 fittings: Vents, Warning pipes & Overflows

### 7.1 Screened Air inlet vent

One of these is to be fitted to the lid in every Bylaw 30 Tank. The hole for the vent will be pre-drilled in the lid panel. Larger tanks may require more than one vent. Vent configuration may vary from that shown.

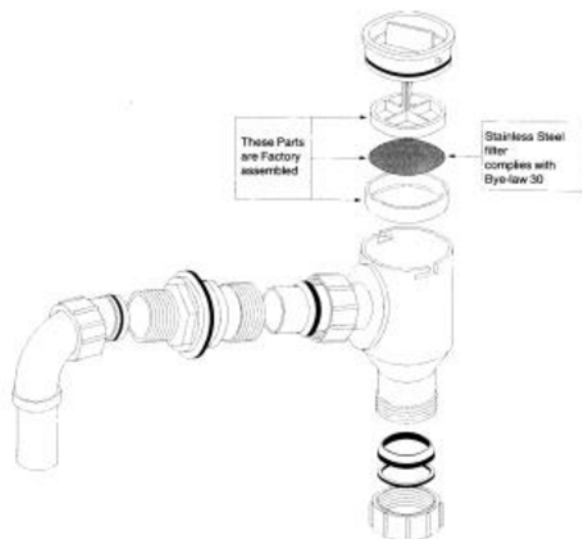
**Note :** During commissioning the air inlet vent should be checked to ensure that it is attached correctly to the tank.



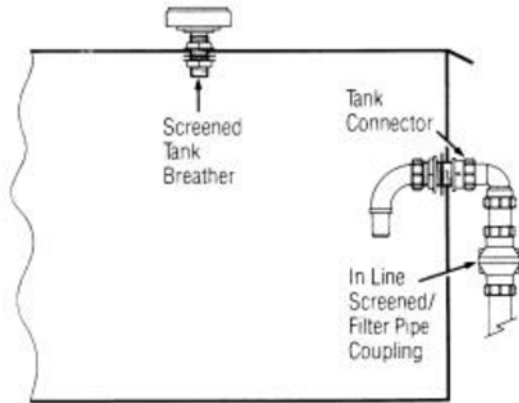
### 7.2 Screened overflow

A screened overflow is supplied if ordered with each Bylaw 30 Tank. Please contact us with dimension of size is required. These are not fitted by Nicholson Plastics Ltd as standard.

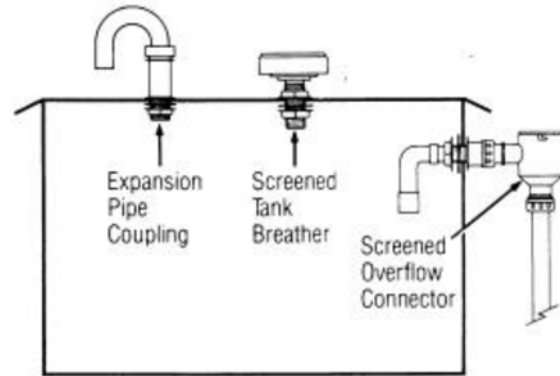
- Overflows larger than 1 ½ "have a different configuration.
- Warning or tell-tale pipes if specified must also be screened



**Bye law 30 fitting for larger commercial installations**



**Bye law 30 fitting for domestic storage tanks**



**8. Maintenance recommendations**

**Maintenance Interval:** Minimum of once yearly.

**Check List**

1. All internal supports should be checked for integrity and if any problem is found it should be rectified immediately.
2. Check generally for leaks or drips.
3. Check that all pipe work connected to the tank is suitably braced.
4. Check that the structural supports under the tank are in good condition.
5. If overflow and/or air inlet screens are fitted, check that they have not become blocked.
6. If insulated check that insulation and the manhole is securely fixed and not damaged, if they are damaged then the tank is not in compliance with Byelaw 30.
7. If not insulated in accordance with Byelaw 30, ensure that people cannot consume water from the tank. We can advise on upgrading the tank to Byelaw 30 standard.
8. If there is a Condensation Tray with the tank, ensure that it has an overflow fitted and that it has not been damaged.
9. If the tank has a cover and is sited out of doors, check that the cover has not suffered structural damage and that it is securely bolted down.
10. If the area underneath / adjacent to the tank has become water sensitive check that the tank room is bunded with adequate escape ducts.
11. If the tank room is bunded, check that it is in good condition.

**Note:** Further information on the Health & Safety aspect, reference water quality is available in BS 6700.

## 9. Glossary of terms

### **One piece tank**

Rectangular fixed container assembled for the storage of water at atmospheric pressure and at a maximum temperature of 30°C.

**Note:** This temperature is higher than is acceptable for drinking water, which should not normally exceed 20°C.

### **Nominal capacity**

Volume contained in a tank, measured up to the top edge of the side walls.

### **Actual capacity**

Volume contained in the tank up to the maximum working level, this can be between 10-50% less than the nominal capacity.

### **Bund Wall**

Structure situated underneath water tanks. Its purpose is to protect the building from water damage. All water tanks located above areas that are water sensitive should be banded.

### **Vent**

Opening to the atmosphere to allow for the movement of air resulting from changes in the water level so that the water always remains at atmospheric pressure.

### **Warning Pipe**

Pipe so fixed that its outlet, whether inside or outside a building, is in a conspicuous position where the discharge of water can be readily seen.

### **Overflow Pipe:**

Pipe connected to the tank to discharge any overflow therefrom.

**Note:** We recommend the installation of two tanks in buildings as this will facilitate maintenance of tanks without effecting the water supply to the building.

### **Leakage Test:**

The duration of the test should be a minimum of 24 hours, commencing at least 2 hours after the tank has been filled. The tank should be inspected at regular intervals and not deserted during commissioning (first filling with water). The leakage test is not carried out by Nicholson Plastics Ltd. **BS 6700 : 1997:** Specification for design, installation, testing and maintenance of services supplying water for domestic use within building and their curtilages.



**Lanark:** Riverside Rd, Kirkfieldbank, Lanark, ML11 9JS

**Tel:** 01555 664 316 • **Fax:** 01555 663

**Croydon:** Unit 10 Tait Road, Croydon, Surrey, CRO 2DP

**Tel:** 0208 664 8523 • **Fax:** 0208 664 9068

Email [sales@nicholsonplastics.co.uk](mailto:sales@nicholsonplastics.co.uk)

Web [www.nicholsonplastics.co.uk](http://www.nicholsonplastics.co.uk)

[www.kmggroup.eu](http://www.kmggroup.eu)

