

Water Tank Specification Checklist

Before finalising the tank specification — Hotels, Leisure Centres, Stadiums and Event Venues

Use this checklist before finalising the tank specification. Each item affects tank type, configuration, sizing, or the ongoing maintenance and compliance obligations of the building. Confirm all items with the project team and Legionella risk assessor before procurement.

DEMAND AND SIZING

- Building type and usage profile confirmed**
Hotel, leisure centre, stadium, resort, event venue or mixed-use
- Peak demand period identified**
(morning checkout, pre/post event, etc.)
- Average daily demand calculated using CIBSE Guide G**
Indicative hotel demand: 150–250 L/bed/day; derive stadium demand from event attendance
- Event or seasonal demand variation accounted for**
Stadiums: event-day sizing; resorts: seasonal occupancy; venues: irregular use profile
- Storage duration confirmed**
Typically 24 hours for commercial hospitality; document the basis for any deviation

PLANT ROOM AND INSTALLATION

- Plant room ambient temperature assessed**
Insulation required where stored water may exceed 20°C in warm weather
- Foundation, access route, and headroom surveyed**
Foundation level tolerance typically ± 2 mm over full footprint; access route clear widths recorded
- Structural floor loading assessed by structural engineer**
Confirm slab capacity before tank procurement; 1,000 litres = 1,000 kg

SYSTEM CONFIGURATION

- Split compartment or duty/standby requirement established**
Required where continuity of supply is critical — hotels, large leisure facilities
- Booster set requirements confirmed and integrated into specification**
Break tank configuration and pump set integration established with M&E engineer
- Potable and non-potable system separation confirmed**
Leisure centres and pool facilities: separation required; clearly labelled on as-fitted drawings

COMPLIANCE AND MAINTENANCE

- KIWA Regulation 4 compliance specified**
All tanks in contact with potable water require Reg 4 certification; confirm certificate is current
- Inspection, cleaning, and record-keeping regime documented**
Written control scheme required under ACoP L8; minimum annual inspection/cleaning for most settings

NOTES / PROJECT REFERENCE

KEY STANDARDS

BS EN 13280:2001
Water Supply (Water Fittings) Regs 1999
ACoP L8 — Legionella control
HSG274 Part 2 — Cold water systems