

HEATBASE Ltd Factsheet 41

Domestic or Non-Domestic Oil Tank Installation (England)

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As strange as it may seem there are times when all or part of an Installation at a Residential or Domestic property must be deemed as “Non-Domestic”. Different regulations may then need to be adhered to for all or part of the installation. Failure to follow the correct regulations may lead to invalid Insurance claims and in certain cases prosecution. If the Oil Storage installation at a Domestic property is deemed to be Non-Domestic, then the Installation is governed by British Standard 5410 Part 2: 2013 and will need to meet “The Control of Pollution (Oil Storage) Regulations (England) 2001” with regards to prevention of Environmental Pollution (Bunding) as well as Non-Domestic Fire Regulations regarding Fire separation distances. The Control of Pollution Regulations are retrospective and a legal requirement; failure to carry out work can lead to a fine of up to £20,000.00.

What is a Domestic property?

A Domestic property is a residential property that is primarily used as a dwelling. It may incorporate some form of micro business or home office but providing it is used primarily as a dwelling it is deemed as a Domestic property.

What is a Non-Domestic property?

Industrial businesses: small manufacturing premises such as food processing, textiles, paper and publishing, engineering, bricks and ceramics, metals, chemicals;

Commercial businesses: such as shops, offices, theatres, hotels, pubs, building and construction firms, motor garages, transport depots, bus stations;

Institutions (Residential and Non-Residential): in the public and private sector, charities and voluntary groups such as schools, hospitals, churches, prisons, libraries, public sector buildings, nursing homes; and occupiers of multi residential dwellings whether privately or publically owned, blocks of flats or other dwellings fed from communal storage facilities.

When does an Oil Tank Installation at a Domestic property become a Non Domestic Installation?

There are certain situations when a Domestic Property will have all or part of its Installation classed as Non-Domestic:

1. If a Single Oil Tank has a capacity of 3501 Litres or more;
2. If a Single Oil Tank is supplying more than 1 property (even if they are all Domestic Properties);
3. If there are 2 or more Oil Tanks on a site and they are interconnected with the purpose of supplying 1 or more oil lines and non-return valves have not been fitted in their connecting oil lines; then the capacity of all the tanks should be added together and if the combined capacity is 3501 Litres or more the Installation is deemed Non-Domestic;
4. **If there are 2 or more Oil Tanks on a site where access is under the sole operation of the owner** and feeding different appliances in the same property, and they are closer than 1.8m from each other without adequate fire protection then the capacity of the tanks should be added together and if the combined capacity is 3501 Litres or more the Installation is deemed Non-Domestic. If they are 1.8m or more apart from each other or have adequate fire protection separating them then they can be treated as separate Domestic Installations.
5. **Where 2 or more tanks are installed on a site where access is granted to a number of property owners (also referred to as communal land)** but serving different dwellings or individual properties; then the installation is deemed as Non-Domestic. The combined capacity of the tanks should be calculated and Fire protection provided in accordance to BS5410 Part2: 2013. **The tanks should be kept 600mm apart to allow for inspection and to aid replacement. Any screening or foliage that does not form part of a boundary should be kept a minimum of 600mm away from the oil tank regardless of whether it is a Domestic or Non-Domestic installation.**

If the combined capacity of the Oil tanks is 3500 L or less the Oil tanks should be positioned at least 2m away from a flue terminal, a window or door or the wall of a building that does not incorporate a method of fire protection rated to 60 minutes. If a tank cannot be positioned as above, a radiation barrier (with a 60 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank should be positioned at least 2m from a boundary line that does not incorporate a method of fire protection rated to

60 minutes that extends 900mm higher and wider than each side of the tank or 2m from any part of the boundary that could be combustible e.g. hedges and foliage. If a tank cannot be positioned as above, a radiation barrier (with a 60 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank cannot be located closer than 2.0m from the eaves of a building if they are not fire-rated to a minimum of 60 minutes otherwise the eaves of the building will also require a radiation barrier to the requirements above. The Installation should incorporate a Non-combustible base (of either 100mm poured concrete or paving slabs with a minimum thickness of 50mm) extending a minimum of 300mm each side of the Oil tank. An exception to the requirement of a 300mm non-combustible base would be when an Oil tank is installed closer than 300mm from a non-combustible wall or radiation barrier with a fire resistance of 60 minutes, which extends 900mm higher and wider to each side of the tank. In this case, the Oil tank should be kept at least 100mm away from the wall to allow that side of the Oil tank to be inspected. The other sides of the base should still extend a minimum of 300mm.

If the combined capacity of the tanks is 3501 L or more The Oil tanks should be positioned at least 6m away from a flue terminal, a window or door or the wall of a building that does not incorporate a method of fire protection rated to 120 minutes. If a tank cannot be positioned as above, a radiation barrier (with a 120 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank should be positioned at least 6m from a boundary line that does not incorporate a method of fire protection rated to 120 minutes or 6m from any part of the boundary that could be combustible e.g. hedges and foliage. If a tank cannot be positioned as above, a radiation barrier (with a 120 minute fire resistance) extending at least 900mm above and to each side of the tank could be used. The Oil tank cannot be located closer than 6.0m from the eaves of a building if they are not fire-rated to a minimum of 120 minutes otherwise the eaves of the building will also require a radiation barrier to the requirements above.

The Installation should incorporate a Non-combustible base (of either 100mm poured concrete or paving slabs a minimum thickness of 50mm) extending a minimum of 300mm each side of the Oil tank. An exception to the requirement of a 300mm non-combustible base would be when an Oil tank is installed closer than 300mm from a non-combustible wall or radiation barrier with a fire resistance of 120 minutes, which extends 900mm higher and wider to each side of the tank. In this case, the Oil tank should be kept at least 100mm away from the wall to allow that side of the Oil tank to be inspected. The other sides of the base should still extend a minimum of 300mm.

If an additional tank is to be installed on the same communal land, but by installing it the combined capacity would then exceed 3500 L, a radiation barrier (with a 60 minute fire resistance) extending at least 900mm above and to each side of the tank could be placed between the original installation and the new installation to avoid the need to provide a 6m separation distance. This would also apply if there were only 2 oil tanks but their combined capacity was 3501 L or more, the radiation barrier could be fitted between the 2 tanks to avoid the need for a 6m separation distance.