GUIDANCE NOTES

Produced by

Tendring District Council
Building Control Service
Weeley

SEWERAGE CONNECTION SUBMISSIONS

This guidance note provides information to householders on the notification needed to be given to the Building Control Service when undertaking building work consisting of new sewer connections.

WHAT ARE BUILDING REGULATIONS?

Building regulations set performance standards in the design and construction of buildings ensuring the health and safety of people in and around those buildings. They also incorporate measures to conserve fuel and power, and ensure the provision of facilities for disabled people.

WHEN IS NOTIFICATION REQUIRED?

Notification needs to be given when you intend to:

- ✓ Install new underground drainage.
- ✓ Make a new sewer connection.
- ✓ Install new WC's, bathrooms or kitchen/utility rooms.

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Notification is required before any relevant work commences on site.

WHO GIVES THE NOTIFICATION?

You may submit the application yourself or you may engage someone to do it for you. If an agent is employed all correspondence will be directed to them.

HOW IS NOTIFICATION GIVEN?

A Full Plans or Building Notice application may be submitted however, for ease of our customers a Sewer Connection Application form has been produced.

When submitting a sewer connection the following should be accompanied with a completed application form:

- ✓ Location/site plan.
- ✓ Simple drainage layout plan showing existing and proposed drainage.
- ✓ Fee in relation to the estimated cost of works (please refer to Table B of our Building Control Charges)
- ✓ For more complex jobs additional details may be requested if needed.

INSPECTION AND TESTING

Once an application has been submitted and you are ready to start work it is essential that you notify Tendring District Council Building Control at the following stages:

- ✓ Commencement of works
- ✓ Laying of new drainage
- ✓ Back filling of new drainage
- ✓ Water testing of new drainage
- ✓ Completion of work.

You can request an inspection before 10am the same day if however for a guaranteed site visit please provide 24 hours notice. Inspection requests can be left on our out of hours voicemail on 01255 686111.

WHAT HAPPENS IF THE WORK HAS ALREADY BEEN CARRIED OUT?

Regularisation Certificates may be used as a last resort option to obtain approval for work that has been carried out and was not approved and inspected at the time. This situation can often arise when the property is being sold and the omission is discovered during a Solicitor's enquiry to us.

Upon request, we will inspect the property and, **at our discretion**, we may accept a Regularisation application. If we accept your application, we will report to you any areas of the work which do not meet the Regulations. In order to do this we may have to ask you to open up some parts of the building for inspection. Some areas of the work may have to be altered to meet the Regulations.

Once we are satisfied with the work we will then issue you with a certificate. Please be aware however that submitting a Regularisation application does not guarantee that a completion certificate will be issued.

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THE PARTY WALL ACT

If you are intending to carry out work on, or within, close proximity to your neighbour's boundary or party walls, you will most likely have duties and obligations under the Party Wall Act. This is designed to resolve any disputes that may arise between neighbours when building work is carried out. The minimum requirements of the Act are that you notify your neighbour of the intended work. The Party Wall Act **is not** administered by Building Control, but a Government explanatory leaflet can be obtained on the Government website at www.communities.gov.uk

WHEN CAN I START?

Connection to the sewer should not be made until Anglian Water Services Ltd have completed and commissioned the sewerage system. Anglian Water Services Ltd will advise all householders when connections to the sewer can be made.

Works can commence 2 days after submission of a Building Regulations Application and will require regular inspections from the Local Authority Building Control.

DRAINAGE DESIGN

Connections should only be made to the laterals provided by Anglian Water Services Ltd. The new drainage layout should be kept simple with minimal changes in direction or gradient. Pipes should be laid to even gradients and in straight lines where practicable.

When straight runs are not possible they may be laid with slight curves provided they can be cleared of blockages. Bends should be limited to positions close to access points on the drainage system. Any changes to pipe gradients should also be close to access points.

MATERIALS

It is usual for vitrified clay or UPVC (orange plastic) pipes to be used. Pipes are usually 110mm diameter. Both are readily available from most building merchants together with the necessary joints and access chambers.

Pipes, joints and chambers should remain watertight under working and test conditions.

Pipes are usually required to be bedded and backfilled with granular material graded from 5mm to 10mm material or single sized material (pea shingle for example).

DEPTH OF PIPES

If the depth of the pipe is going to be very shallow, or the pipe will be below existing foundations, additional protection should be provided to prevent the pipes or building being damaged (see Figure 1).

To protect pipes and building from damage due to settlement, drain trenches excavated lower than existing foundations should either:

a) be filled with concrete to the lowest level of the foundation where the trench is within 1.0m of the building; or

b) be filled with concrete to a level below the lowest level of the foundation equal to the distance from the building, less 150mm.

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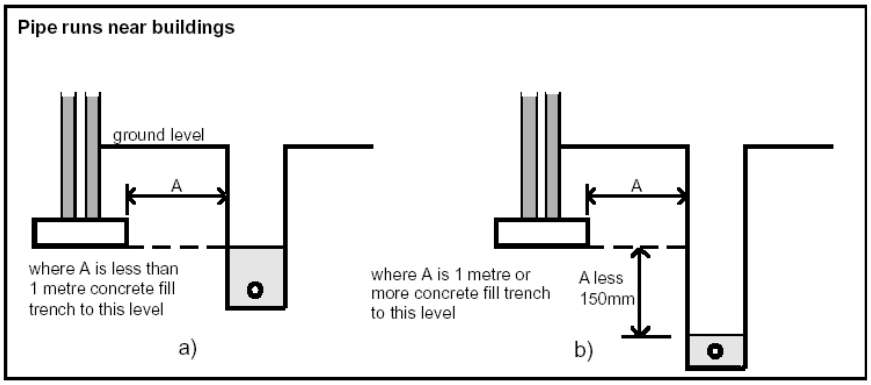

Figure 1- Pipe Runs Near Buildings

If the pipes are under a road and have less than 0.9 metres cover, reinforced concrete bridging or a reinforced concrete surround with movement joints formed with compressible board at each socket or sleeve joint face should be provided.

Where pipes are not under a road and have less than 0.6 metres cover they should have concrete paving slabs laid as bridging above the pipes with a minimum of 75 mm of granular material between the top of the pipe and the underside of the slabs (see Figure 2).

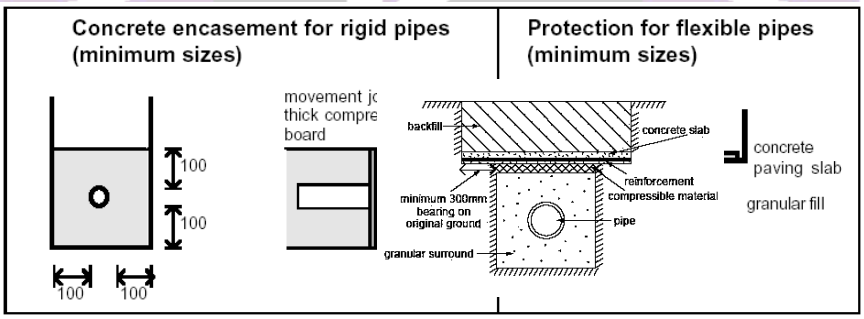

Figure 2 - Concrete Encasement Detail

ACCESS TO DRAINS

Sufficient and suitable access points should be provided for clearing blockages from drain runs which cannot be reached by other means. The siting, spacing and type of access points will depend on the layout, depth and size of runs.

Access to the drainage system should be provided at the following locations:

a) on or near the head of each drain run; and
b) at a bend and at a change of gradient; and
c) at a change of pipe size; and
d) at a junction.

Access should be provided on long runs. The distance between access points will depend on the type of access fitting used but should not be more than shown below.

Maximum spacing of access points in metres						
		Access Fitting				
From	To	Small	Large	Inspection Junction	Chamber	Manhole
Start of external drain		12	12	-	22	45
Rodding eye		22	22	22	45	45
Access fitting						
small	150 diam					
	150 x 100	-	-	12	22	22
large	225 x 100	-	-	45	22	45
Inspection chamber		22	45	22	45	45
Manhole		-	-	-	45	90

Figure 3 – Spacing for Access

Access points may be one of the following:

Rodding eye -100mm capped pipe extensions raised up to ground level;

Access fitting – small chambers sized at between 150mm and 225mm diameter or 150mm x 100mm to 225mm x 100 when rectangular and can be used up to 600mm maximum depths:

Inspection chambers – chambers with working space which can be 450mm diameter or 450mm x 450mm when used a depths no greater than 1.2m:

Manholes – large chambers with working space at drain level, which can be between 1m and 1.2m diameter or range from between 750mm x 675mm and 1800mm x 550m when used at depths no greater than 1.5m.

Note

For more guidance on the size of access fitting appropriate to your project please contact the Building Control Service on 01255 686111.

WHAT ABOUT MY RAINWATER DRAINAGE?

The sewerage system is only designed to take foul water, not rainwater. Any rainwater pipes that currently connect to the existing septic tank or cesspool must be re-directed to a suitable soakaway. Surface water soakaway(s) should be position a minimum of 5m from any building and preferably 2.5m from any boundary to reduce the risk of nuisance to any neighbours.

DISUSED DRAINS

Disused drains provide an ideal nesting site for rats. To prevent rats gaining access all disused drains should be removed when less than 1.5m deep or sealed at both ends and filled with grout, such as concrete. Disused septic tanks, cesspool and similar tanks should also be rendered safe. The tanks should be removed or pumped out and filled with hardcore or concrete to make them innocuous.

ASBESTOS PIPES

Some older drainage pipes may contain asbestos and should not be disturbed without seeking professional advice.

For More Information please call
Tendring Building Control
01255 686111

Alternatively call into our offices in Thorpe Road, Weeley.

Other guidance leaflets can be downloaded from our website
Building Control Guidance