Brighton & Hove

**Information Sheet No. 12**

## PROTECTION OF DRAINS FROM SETTLEMENT

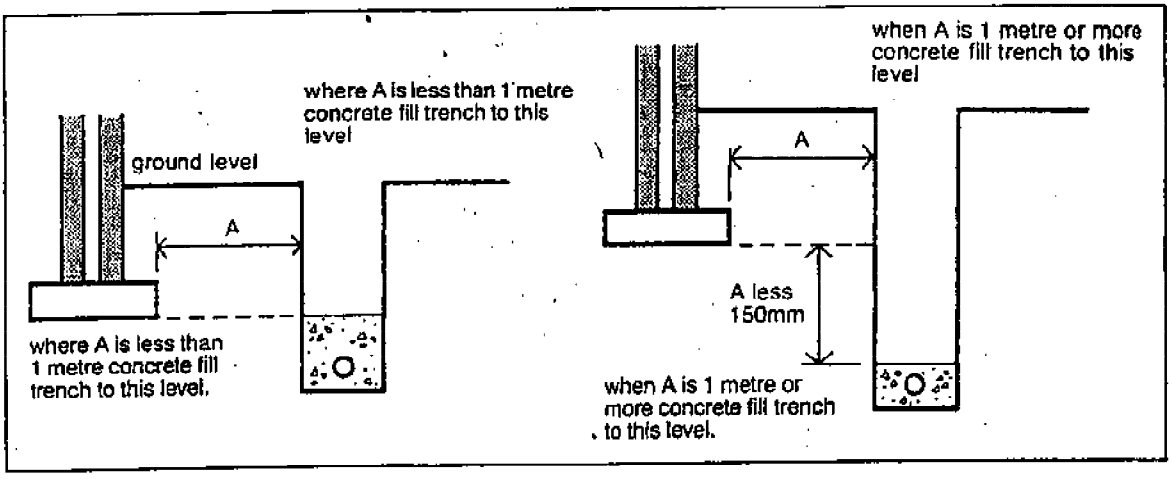
Where buildings or extensions are to be built over or within 3 metres of a drain or sewer, special attention must be paid to the type of drain or sewer. If it is a public sewer then Southern Water Services Ltd. will be involved and they may require works to be done in addition to Building Regulation requirements.

### PIPE RUNS NEAR TO BUILDINGS

Generally, drain trenches should not be excavated lower than the foundations of any building nearby. However, there are exceptions as follows:

- where the drain trench is within 1 metre of a building, the trench should be filled with concrete to the lowest level of the building, or
- where the drain trench is further than 1 metre from a building, the trench is filled with concrete to a level below the lowest level of the building equal to the distance from the building less 150mm.

Pipe runs near to buildings




Local Authority BUILDING CONTROL

*The information contained in this leaflet is for guidance only, and clarification should be sought from Building Control regarding any Building Regulation matters. You are also advised to contact Development Control as planning permission may be required for your proposed building work.*

## DRAINS UNDER BUILDINGS

A drain may run under a building if at least 100mm of granular or other flexible filling is provided round the pipe. Where the top of the pipe is within 300mm of the underside of the slab, concrete encasement should be used and this should link with the slab.

A drain may run through a wall or foundation and depending on whether it is necessary to build the pipe into the wall either:

- an opening formed to give at least 50mm clearance all round the pipe and the opening masked with rigid sheet material to prevent the entry of fill material or vermin, or

- a length of pipe [as short as possible] built in with its joints as close as possible to the wall faces [within at most 150mm] and connected on each side to rocker pipes with a length of at most 600mm and flexible joints.

## FLEXIBLE PIPES [EG. UPVC]

Where the pipes are not under a road and have less than 600mm ground cover, concrete paving slabs can be laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and the underside of the slabs.