

## MAINTENANCE AND PERIODIC INSPECTION OF BELOW GROUND DRAINAGE AND ANCILLARY ITEMS

### GUIDANCE

Approved Document H : Drainage and waste disposal  
BS 8301 : 1985 Code of practice for Building Drainage

### GENERAL

- An 'as built' drainage drawing supported by a CCTV survey carried out post construction will be made available to the sites management company.
- Sewers and manholes are unlikely to require maintenance other than periodic inspections, unless a blockage occurs.
- The following should be carried out on an annual basis:
  - Covers of inspection chambers and manholes should be removed and the sides, benching and channels cleaned.
  - Pipes should be rodded, jetted and then flushed with clean water.
  - Any obstructions should be removed.
  - Note that correct ends of rods should be used to avoid damage to pipes and them becoming detached.
- Reference should be made to the manufacturer's information and maintenance requirements for recommended intervals and safe methods of cleaning for the proprietary systems which are formerly recorded on the 'As built' drawings:
- A full CCTV survey will also be carried out at 10 yearly intervals to assess the condition of the drainage system.
- In all instances, inspection and cleaning is to be carried out only by a suitable Specialist Contractor, following the guidelines given in BE EN 752 Part 7 1998 "Maintenance and Operations" and "Safe Working in Sewers and at Sewage Works", published by the National Joint Health and Safety Committee for the Water Services.
- All underground and under-floor drains and manholes represent confined spaces. Appropriate precautions will be taken before entering drains and manholes. Access will only be undertaken by appropriately trained personnel.



## PUMPS

A service contract will be in place with the supplier of the package pump. Routine maintenance will form part of the contract agreement with provision for emergency situations. General inspections will include the following:

- The plant is visually checked, working tests are undertaken to ensure correct functioning of each item of equipment and minor adjustments made, as necessary.
- The level control equipment is cleaned as far as is practicable from ground level, chamber de-sludged by hand control of the pumps.

