

Building Regulations and Tenant/leaseholder Responsibilities

U-drain Building regulations conformity

HM Government, the Building Regulations 2010, Drainage and Waste Disposal, Approved Document H.

In the Secretary of State's view the requirement of H1 will be met if foul water drainage system:

- a. Conveys the foul water to a foul water outfall(a foul or combined sewer, a cesspool, septic tank or holding tank;
- b. Minimises the risk of blockage and leakage;
- c. Prevents foul air from the drainage system from entering the building under working conditions;
- d. Is ventilated
- e. Is accessible for clearing blockages; and
- f. Does not increase the vulnerability of the building to flooding

U-drain conforms to all of the above requirements.

BS EN 274-1:2002

3.3

Trap: fitting which provides a hydraulic seal between the waste outlet and the discharge pipe in order to prevent the entry of foul air from the discharge pipe into the building, without obstructing the discharge of the waste water. U-drain functions without the use of water and complies with all other relevant functional requirements of BS EN 274-1:2002:



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BS EN 12056 Part 2

Primary ventilated soil and waste discharge systems, as described in BS EN 12056 Part 2: Code of Practice for Sanitary Pipe work, will be subject to negative and positive pressures as water is discharged from associated sanitary appliances. If the primary ventilated system is designed strictly in accordance to the guidance in BS EN 12056 Part 2, then these positive and negative pressure fluctuations can cause water trap seal reduction, for example, reducing a wash hand basin trap from 75mm to 25mm. Systems which deviate from the regulations will be subject to greater pressure fluctuations which commonly result in water displacement out of the trap allowing foul air to enter the building. Foul sewer air is undesirable and must not be tolerated. A water seal trap which is not protecting people from the entry of sewer air can be identified by either a Gurgling Noise and/or a Foul Drain Smell. The performance of the u-drain one way valve in excluding foul air is unaffected by those pressures normally found in domestic and commercial soil and waste systems. U-drain one way valve removes the risk of the escape of foul sewer air that exists when using conventional traps.

Planning Legislation for Drains and Sewers From Planning Portal:

Planning Permission (<http://www.planningportal.gov.uk>)

You do not usually need to apply for planning permission for repairs, maintenance, and very minor works, (U-drain installation is classified under “very minor works” and is installed in compliance with Approved Document H).

Internal or external works to listed buildings are likely to require listed building consent.

Flue, Chimney and Soil or Vent Pipes

Planning Permission - Fitting, altering or replacing a flue, chimney or soil and vent pipe will normally be permitted development, not requiring planning consent, providing certain rules and conditions are met, which u-drain meets.

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If you are a tenant or a leaseholder (i.e. you do not own the house you live in), then the landlord's or owner's consent to install u-drain is usually required, unless it has already been given, as well as any other necessary permissions. It is up to the tenant or a leaseholder to obtain consent before u-drain is installed.

Get permission

It is up to you to get any permission that is needed to allow us to install your U-drain System before the installation goes ahead. We won't ask to see proof of this, but if you do not have the right permissions you might be asked by your landlord or council to remove the system.

If you are moving to a flat within a block, permission from the owner of the block or the committee responsible for it may be required before we carry out an installation.

More than half a million buildings in the UK appear on the Statutory List of Buildings of Special Architectural or Historic Interest. Planning permission from the local planning authority may be required to install the U-drain System in a listed building or within a conservation area. Any alterations may be subject to special conditions (such as the use of certain materials).

Please confirm that permission has been granted before arranging your U-drain System installation if you are moving to a development or conservation area where this may apply.

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