



Specifications for building residential extensions over public sewers with a diameter of 375mm or more

The following is subject to any conditions that may be imposed through the planning or building regulation / control process.

Please make sure you fully comply with the following specifications:

1. All works must meet the requirements of 'Sewers for Adoption', 6th edition, in conjunction with the 'Protocol on Design and Construction of Adoption of Sewers in England and Wales'. For more details, see wrcplc.co.uk.
2. The proposed works must not transmit any additional loads to the sewer.
3. It is your responsibility to check and verify the position and invert levels of the sewer before work starts on site.
4. Where the sewer is shown on the sewer records and its invert is up to 1.5 metres below finished ground level, the foundations must be at least 0.6 metres from the sewer.
 - 4.1 Where the invert is more than 1.5 metres below finished ground level, the foundations must be at least 1.0 meter from the sewer.
 - 4.2 When using piled foundations, they must be at least 1.5 metres from the public sewer. Only continuous flight augured piles are acceptable. We won't permit the use of driven piles within 15 metres.
 - 4.3 Where the sewer is not shown on the sewer records and the invert is up to 1.5 metres below finished ground level, foundations can be permitted within 600 mm of the sewer.
 - 4.4 Foundations built within 1.5 metres of the sewer must be at least as deep as the sewer invert.
5. Manholes on the sewer must not be built over or allowed to be located inside buildings, even if they have new double-sealed bolt-down covers.
6. Where the sewer is no more than 1.5 metres deep, no structure must be built in contact with, or over, any part of adjacent manholes.
 - 6.1 Where the public sewer is more than 1.5 metres deep, no structure must be built within 1.0 metre of manholes.
7. All connections to the sewer must be at a manhole or via a pre-formed junction. Saddle connections are not permitted on to sewers less than 375mm in diameter.
 - 7.1 Connections into manholes must be made with soffits level and must enter 'with the flow'.

8. More than four build over agreements in a row will not be permitted on a length of sewer without an external manhole allowing us operational access.
9. New manholes must be in accordance with 'Sewers for Adoption' 6th edition.
10. If the householder or Building Control requests that a survey be carried out, we would not object. All such surveys must be carried out at the householder's expense.
11. Please note that sewers of this type are occasionally found to have minor defects such as misaligned joints (often since new) or hairline cracking. We would accept such pipes as being in a serviceable condition.
12. Plastic pipes and fittings are not accepted on the sewers that are shown on the sewer records. We may allow the use of plastic pipes where the existing sewer is already made from plastic, so long as the pipe must have a jetting resistance of 4000psi.