



Specifications for approved build over agreements

Sewers up to 160mm in diameter

These are our general guidelines when building within three metres or over a public sewer that is **up to 160mm** in diameter.

1. All new works must be done in like for like materials and comply with the requirements of the latest version of 'Sewers for Adoption', in conjunction with 'Protocol on Design and Construction of Adoption of Sewers in England and Wales'.
2. This consent is subject to any conditions that may be imposed through the Building Regulation process.
3. **New dwellings are not permitted to be constructed over the public sewer.**
4. Your proposed works must not transmit any additional loads to the sewer.
5. It is your responsibility to check and verify the invert levels and position of the public sewer prior to works on site.
6. Any sewers that are up to 1.1 metres deep, from ground level to invert, must run a minimum of 150 mm away from the foundations.
7. Any sewers where the invert level is more than 1.1 metres below ground level must run at least 500 mm away from the foundations. If the invert level is more than 2.0 metres below finished ground level, any proposed foundations must be at least 1.0 metre from the sewer.
8. All surveys carried out will be at the householder's expense.
9. Any piled foundations are subject to our approval and will require additional surveys to be carried out. They must be constructed a minimum of twice the pile diameter or 1.5 metres (whichever is greater) from the outside of the pile to the outside of the sewer.
10. We will not allow driven piles within 15 metres of a public sewer.
11. **Manholes on the public sewer must not be built over or located inside proposed structures, even with new double-sealed bolt down covers.**
12. Where the public sewer is up to 1.1 metres deep, no structure must be built in contact with the public sewer manhole, and must be a minimum of 150 mm from the outside of the chamber wall.
13. Where the public sewer is more than 1.1 metres deep, no structure must be built within 500 mm of the public manhole.
14. New connections on our existing sewer network must be constructed in like for like materials and should be via a manhole or a pre-formed junction. Saddle connections are not permitted on these sewers.
15. Connections into manholes must be made with soffit to soffit and must enter 'with the flow'.
16. We will not accept the public sewer being continuously built over for four or more properties in a row, without a suitable external manhole being available for operational access.
17. New manholes on our existing sewer network must be constructed in like for like materials and in line with the requirements of the latest version of 'Sewers for Adoption'.
18. Please note that sewers of this type are occasionally found to have minor defects such as misaligned joints (often since new) or hairline cracking. In such cases, we would accept the sewer as being in a serviceable condition.
19. We will only allow new plastic pipes and manholes where the existing sewers are constructed in plastic. All new plastic pipes constructed must be British Standards kite marked to BS EN 13476.