


ICOSA WATER SERVICES LIMITED

BUILDING OVER OR CLOSE TO A PUBLIC SEWER

Guidance document for customers and contractors applying for a build-over agreement with Icosa Water Ltd.



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Introduction

This document is a guide to customers and contractors that wish to carry out work involving construction over or close to a public sewer. This guidance should be read before completing form WW-FO-007 Application to build over a Public Sewer.

Whilst every effort has been made to cover all legal and technical aspects involved, there may be circumstances that are not covered by this document and further discussions may be required with Icosa Water.

A sewer is a pipe that serves more than one property and all sewer pipes that connect to the Icosa Water network are now public sewers except where a single property is served by an existing pipe. This is known as a drain. All drains within the curtilage of a property are privately owned however when a drain crosses the property boundary it becomes a Public Lateral Drain and is the responsibility of Icosa Water.

Icosa Water are responsible for Public Sewers and Public Lateral Drains in the vicinity of your property/development and we need to ensure that no building work causes damage to our pipes or restricts our ability to maintain them.

General Requirements

The additional weight of a new building located above or adjacent to a sewer could cause that pipe to collapse causing damage to the new building and potential flooding of nearby properties.

We aim to protect against this by ensuring that anyone building within 3m of a public sewer has their proposal reviewed and approved by Icosa Water prior to any work commencing on site.

Water and sewerage companies are consultees to the Local Authority in Building Regulations 2010 Part H. A building inspector will ask to see a copy of your build over agreement before signing and issuing a completion certificate.

Build Over Options

There are several things to be consider before a build-over agreement is entered in to by Icosa Water.

1. The sewer should be avoided by modifications to the construction of your building(s) making sure it is at least 3m from the nearest public sewer.
2. If you cannot make modifications, then the public sewer should be diverted. We may allow your own contractor to undertake this work subject to Icosa Water approval. A diversion can be applied for on Icosa Water form "WW-FO-008 Application to build over a Public Sewer" and details of the process can be found in WW-GU-008 – S185 Sewer Diversion Guidance.
3. If modifications and diversions are not possible then we can commence the build-over procedure and enter into a build-over agreement subject to the applicant meeting Icosa Water requirements.



Our build-over agreements currently cost £575.00 and there is a requirement on the applicant to provide pre and post construction CCTV surveys to industry standards for Icosa Water to review. Icosa Water can undertake the pre and post CCTV survey on your behalf for an additional £150 per survey. Icosa Water only undertake pre and post construction surveys and are unable to provide surveys where piling works are undertaken (see Construction Work section).

For public sewers in excess of 1200mm diameter a walk-through survey will be required, and an Icosa Water inspector will be required to participate in the walk-through. The applicant will be required to employ a suitably qualified contractor to undertake this work and a Method Statement and Risk Assessment will require approval prior to any work being undertaken. All Icosa Water costs associated with walk-through surveys will be recharged to the applicant.

Your fee covers the following:

- Processing your application
- Review and Technical Approval of your design
- Liaison with your Local Authority Building Control
- Production and Issuing your agreement
- Review of pre and post CCTV surveys
- Updating our sewer network records
- Inspections to excavations around rising mains is EXCLUDED from the fee

Icosa Water can arrange CCTV surveys on behalf of the applicant, and these will be recharged.

Construction Work

Foundation Design

All foundations located above or close to public sewers must be designed to ensure that no loading is applied to the pipe and that the pipe can be re-laid in the future without undue risk to the building. All of the proposals must comply with part A2 of Building Regulations and must show that foundations are adequate to transfer the loading from the building to the ground.

Where the public sewer crosses the wall line of a building the foundation must bridge the pipe with a suitable reinforced lintel. The sewer must have a minimum of 150mm clearance from the underside of the lintel and backfilled with a compressible material such as pea gravel. The foundation on either side of the sewer should be constructed to a level below the pipe bedding material and separated from the pipe surround and bedding material by suitable means.

Piling Works

Great care should be taken when piling work is undertaken close to any public sewers.

The location of the sewer and any connections should be marked out on site by CCTV and location survey using a radio sonde or CAT and Genny for pipes of metallic construction. If piling works are planned within 1 metre of the outside wall of the sewer then the location work should be completed with the excavation of trial holes.

The minimum clearance between the outside wall of the sewer and the closest pile must be at least double the pile diameter and all piles must be auger bored to avoid soil displacement causing damage to the sewer.



Pre and post piling CCTV surveys will be required to ensure that the operations have not damaged the sewer. Any damage caused by piling will be repaired and recharged to the applicant.

Icosa Water will require a full method statement and risk assessment for piling operations and no piling should commence until this has been agreed and approved in writing.

Existing Access Points

Building over manholes and inspection chambers is not permitted under any circumstances. It may be possible to replace an existing manhole or inspection chamber with a new section of pipe, but new access points will be required at either end of the build over sewer. Manhole construction details will be in line with the latest version of “Design & Construction Guidance for Foul & Surface Water Sewers” Which can be found on the Water UK website.

However, piping through existing manholes may not always be possible. If a manhole is constructed to accommodate a change of direction or a change of alignment, then removing this will require some agreement on how future maintenance access is achieved.

Pumped Sewers and Rising Mains

Building over pumped sewers and rising mains is not permitted under any circumstances and a minimum clearance of 3 metres should be maintained at all times. In some instances where a main is larger or deeper than usual where may reserve the right to request in excess of 3 metres clearance.

When construction is taking place close to a rising main or pumped sewer the pipe should be located with the use of trial holes. A method Statement and Risk Assessment should be provided to Icosa Water ahead of these works and no work should commence until they are approved in writing.

An inspector from Icosa Water will be required to attend site during any excavation around pumped sewers or rising mains. The inspector will discuss how the work will progress and ensure our operations team are in attendance to switch off the pumps and lock them off in line with our pump isolation procedures.

All costs incurred by Icosa Water in attending site will be recharged to the applicant and any damage to the main including tanker and repair costs will also be recharged.

Summary

It is important that any build over is properly discussed and approved prior to construction to protect both the building and the integrity of the sewer on an on-going basis.

Early engagement with Icosa Water is essential to ensure a successful outcome to your application.

If you have any queries regarding this or would like to arrange a meeting with Icosa Water Ltd please call: 0330 320 0762 or e-mail: developerservices@icosawater.co.uk.

