

Building over drains

Adopted - Works and Reserves Committee 1995

Where any application to construct any building over any of Council's utility services is received it is to be dealt with in the manner set out below:

Where any application to construct any building over any of the Council's utility services is received it is to be dealt with in the following manner.

Upon receipt of written application the Operations Manager will arrange for all information held by the Council concerning the location depth and condition of a utility service to be provided to the applicant. Where no information is available on the condition of the utility service the applicant shall be required to provide either a CCTV video inspection report on the section of utility service concerned for the full length of the service from the manhole immediately upstream of the proposed building to the manhole immediately downstream of the proposed building or some other form of utility condition assessment to the satisfaction of the Operations manager. The reasonable cost of attaining this report shall be included as part of the "cost of the work" and shall be dealt with as specified below.

The applicant shall be required to submit detailed plans of the proposed building that particularly show the relationship and proximity of building foundations and utility service. Such plans may be approved provided that the following requirements are all met:

There shall be a manhole within 20 m of the face of the building on both the upstream and downstream sides. The foundations of the building shall be designed so that they extend down to below an imaginary line 45° from the vertical with an origin 100 mm below the barrel of the pipe as shown in figure 1. There shall be no manholes within the proposed building. The pipeline and any service connections thereto shall be covered by easements. The sections of floor over the pipeline shall be removable to permit access to be gained.

The Council's Manager of Operations may impose conditions requiring specific construction works (manhole installations or re-location) necessary to ensure compliance with these conditions. The cost of such works (not including costs related to the building foundations) shall be included as part of the "cost of the work".

The Council's Manager of Operations may also impose a condition requiring the replacement of the section of the pipeline under the proposed building if in his/her professional opinion the condition of the pipeline is such as to warrant replacement to maintain the integrity of the service. The cost of such works shall be included as part of the "cost of the work".

The cost of the work shall be met in the following manner:

Based upon his/her assessment of the condition of the pipeline under the proposed building if in the opinion of the Manager of Operations the replacement of the pipeline

or the construction or relocating of manholes would not be required within a period of five years were it not for the construction of the building, the applicant will meet the full cost of the works.

Based upon his/her assessment of the condition of the pipeline under the proposed building if in the opinion of the Manager of Operations the replacement of the pipeline or the construction or re-location of manholes would not be required within a period of two years but would be required within a period of five years were it not for the construction of the building the applicant and the Council will jointly and equally share the full cost.

Based upon his/her assessment of the condition of the pipeline under the proposed building, if, in the opinion of the Manager of Operations the replacement of the pipeline or the construction or relocation of manholes would be required within a period of two years the Council will meet the full' cost of the works.

Nothing in the above policy shall apply in respect to pressurised utility services (water supply mains, sanitary sewer rising mains, etc.) which shall be subject to specific consent approval.