

Building Site Supplies



What are the water fittings regulations/byelaws?¹

These are national regulations which help protect drinking water by ensuring a water undertakers' customer's water supply system is designed, installed and used safely.

This leaflet provides information to assist those responsible for building site supplies i.e. mains supplied water used for any form of building or construction work (hereafter referred to as building work), to raise awareness of their legal obligations.

For further information about the regulations/byelaws and how to comply please refer to the Water Regs UK website www.waterregsuk.co.uk.



What is and isn't a building site supply?

A building site supply is a mains water supply to a location for the purposes and duration of building work. It is subject to inspection and routine sampling by the local water undertaker.

A mains water supply can only be used for building work if consent has been granted through the application and notification process.

Building site supplies are not temporary supplies which; as defined in law are only permitted for a matter of days under certain conditions, which exclude use for welfare and catering applications.

Where permission to connect to a water undertaker's washout hydrant has been granted, the terms and conditions of the standpipe licence must be adhered to. These will limit the permitted duration and use. Unless agreed with the local water undertaker supplying welfare and catering facilities will be prohibited.



If you are responsible for a site, how do you comply?

If you have any questions about a building site supply, you should contact the local water undertaker.

In addition to requests for new connections it is a legal requirement to provide the local water undertaker with advanced notification of any proposed alteration work. Once a building site supply has been granted any plans for any changes to the water supply arrangements on site, for example extending, adding or removing systems, totally decommissioning or using the supply to feed a new property, must also be discussed and agreed with them in advance.

Make certain the water supplies to the site are legal by:

1. Not repurposing an existing on site supply or using a hydrant without notifying and obtaining the agreement of the local water undertaker
2. Contacting the local water undertaker in advance to request a building site supply and discuss any questions you might have
3. Complying with all the local water undertakers' terms and conditions. For example, notifying any proposed alterations to the onsite water supply systems and once the building work has been completed adhering to the agreed disconnection arrangements
4. Ensuring the water systems on site are compliant. These will be subject to inspection and sampling by the local water undertaker.
5. Preventing contamination of the drinking water supplies, both onsite and in the wider network, by installing the required different levels of backflow protection.

¹ The Water Supply (Water Fittings) Regulations 1999 in England & Wales, the Water Supply (Water Fittings) Regulations (Northern Ireland) 2009 & the Water Supply (Water Fittings) (Scotland) Byelaws 2014.

Notification

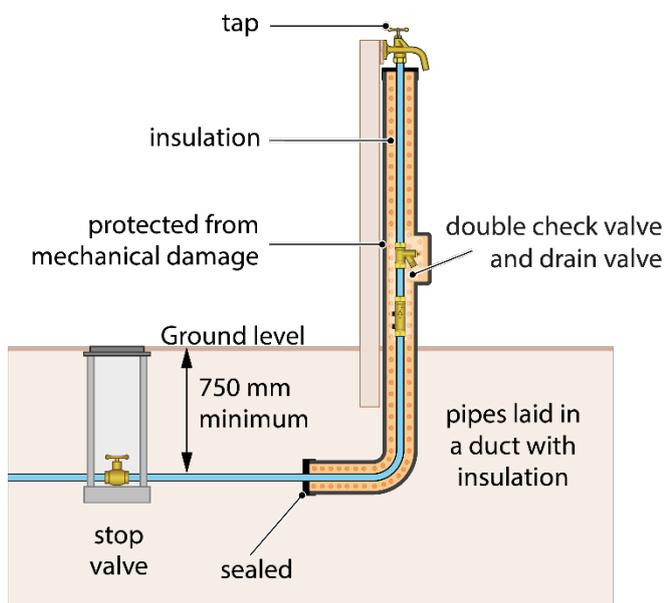
Where a water supply is to be used for building work there is a legal requirement under regulation/byelaw 5 for the person responsible for the building site to provide advanced notification. This is also required for any subsequent alterations to the water supply system.

As part of this process a basic plumbing diagram of the building site, clearly showing the site layout and all water using installations must be provided (please refer to diagram on page 4). This will help to pinpoint the high risk areas and determine how best to protect drinking water supplies. It is recommended high contamination risk installations are grouped together.

Only when consent has been granted can a building site supply be installed and used.

To assist those responsible for, and those installing, systems on site Water Regs UK has a number of resources. For example, information about how to install and mark pipework as well as details of the various forms of backflow prevention and level of protection they can provide.

Building site connection arrangements



The image opposite is an example of what might be an acceptable building standpipe arrangement. Please note the double check valve is providing whole-site rather than point of use backflow protection.

If a hose is to be attached to a standpipe suitable fluid category 5 backflow protection must be installed.

The level of backflow protection required on site should always be confirmed with the local water undertaker.

Building site contamination risks

It is a legal requirement to prevent backflow. Back siphonage and back pressure are constant risks on building site, and pose a real risk to drinking water supplies.

By identifying, preventing and monitoring the possible sources of contamination and backflow risks those responsible for a building site will help to prevent drinking water supplies used by contractors, and in the wider water supply network, from becoming contaminated.

As part of the notification process the local water undertaker will review the site plan and plumbing diagram to confirm the backflow prevention arrangements required on site to protect the water supply from contamination risks. This will not only take into consideration activities on site but also any existing environmental risks such as land contamination.

Sources of contamination are categorised on a scale 1 to 5 (1 no risk to health, 5 serious health hazard). Please note welfare and catering facilities must be separated from other activities on site. The table below lists some of the installations typically found on a building site and the level of risk they pose.

<p>Subject to sufficient information being provided about the building site by the developer the water undertaker will confirm the backflow risks and verify the backflow protection requirements.</p> <p>It is the responsibility of the local water undertaker to assess backflow risk as part of their statutory duty to enforce the water fittings regulations/byelaws.</p> <p>The list below is for illustration purposes only. It is not exhaustive and does not include all risks which could be present.</p>	
Fluid category 5:	<p>Examples include contaminated soil, fuel/chemical storage, alternative water supplies, WCs, urinals, road cleaning, boot/wheel wash facilities, hose union taps, cutting equipment including diamond drills and high pressure water cutting, cement silos, irrigation and planting systems.</p> <p>These installations must be supplied via a suitable form of fluid category 5 backflow prevention arrangement. For example, a break tank incorporating a Type AA or AB air gap or maintaining an AUK3 tap gap.</p>
Fluid category 3:	<p>Examples include some dust suppression systems, building supply standposts providing a hose cannot be connected. (Hose union taps are a fluid category 5 risk.)</p> <p>These installations must be supplied a suitable form of fluid category 3 backflow prevention arrangement. For example, a double check valve.</p>
Fluid category 1:	<p>Wholesome water used for drinking and washing (welfare and catering facilities). Please note appliances will require appropriate point of use backflow protection.</p>

Further information about backflow protection can be found on the Water Regs UK website www.waterregsuk.co.uk



How to prevent contamination

The water supplied by the local water undertaker is wholesome (category 1). Any water used for drinking or washing on site must remain wholesome.

All systems using the mains drinking water supply must be of an appropriate quality and standard and fitted with the correct type and level of backflow protection. In addition to preventing backflow, they must be protected from environmental damage. This will be confirmed as part of the notification process.

If water from another sources, for example rainwater, is to be used on site, it is essential the local water undertaker is informed as part of the notification process. These supplies must never be directly connected to the mains water supply.

Install the correct different levels of backflow protection

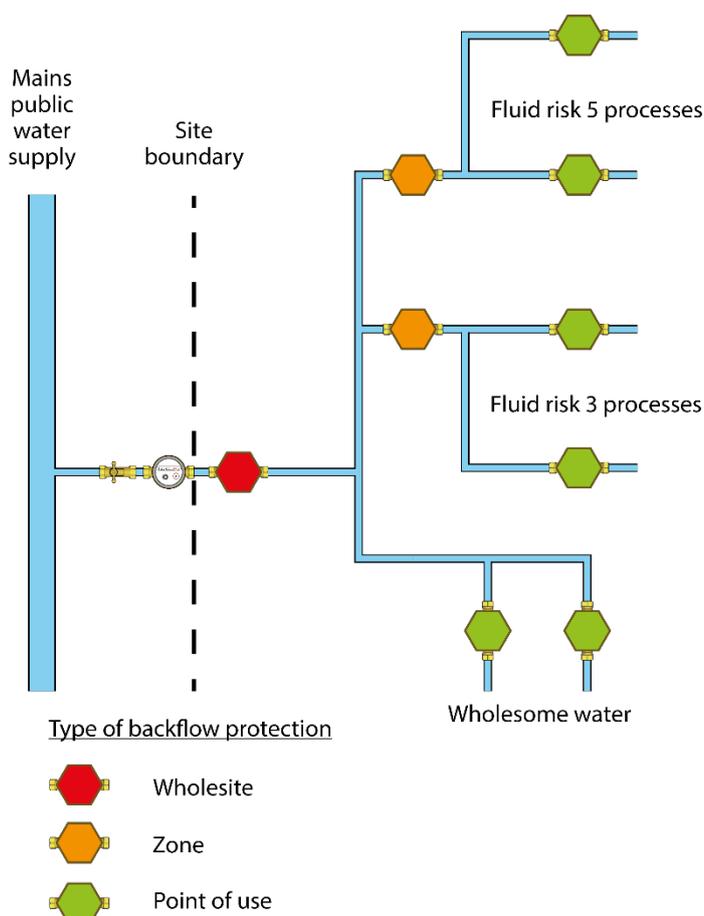
As part of the notification process the local water undertaker will assess the potential contamination risks across the site. As a condition of consent, they will confirm what backflow prevention requirements must be installed prior to connection to or use of the building site supply.

Conditions of consent will include backflow protection at each point of use. If the water is to be used for drinking and washing each installation will require this. If, the water does not need to be wholesome with the agreements of the local water undertaker, the point of use protection might however be installed on the supply feeding multiple installations.

The local water undertaker can also require the installation of a specific form of additional level of backflow protection for the site (wholesite) or an area within it (zone).

The installation of zone and/or wholesite backflow prevention does not relax the requirement for point of use protection. Zone protection is installed to prevent backflow installations on one part of a site to other areas. Whole site protection safeguards public water supplies to neighbouring properties.

Example of site layout showing the grouping of activities of different risk*



Fluid category 5 risks

For example, contaminated soil, fuel storage, alternative water supplies, WCs, urinals, boot/wheel wash facilities, hose union taps, cutting equipment including diamond drills and high pressure water cutting, cement silos, irrigation and planting systems.

Fluid category 3 risks

For example, dust suppression systems, building supply standpipes providing a hose cannot be connected.

Wholesome water

Water used for drinking and washing (welfare and catering facilities)

* In addition to grouping activities, the site layout diagram should include details of the specific installations. For example, cement silos, hose union taps and welfare/catering appliances. (Refer to table on page 3.)

Checklist – Protecting Your Building Site Supply

- ✓ Be aware of and understand the contamination risks posed individual activities on a building site
- ✓ Plan the building site layout to minimise the contamination risk for example by grouping high risk activities.
- ✓ Notify the local water undertaker – include a copy of the plan
- ✓ Do not install a building site supply until your notification has been acknowledged and consent granted. Comply with the conditions of consent
- ✓ Do not use an existing on-site supply or using a hydrant without the agreement of the local water undertaker.
- ✓ Carry out regular inspections and maintenance to prevent contamination and waste
- ✓ Ensure subsequent alterations are notified and agreed with the local water undertaker.
- ✓ When building work is completed disconnect in accordance with the conditions of consent
- ✓ Only use a building site supply to feed a property with the agreement of the local water undertaker
- ✓ Keep in contact with the local water undertaker if you have any questions or concerns about a building site supply
- ✓ Keep up to date with the latest information published by [Water Regs UK](https://www.water.gov.uk)