

Building Standards

Inspections

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith EH22 3ZN
Tel 0131 270 7500
Fax 0131 271 3537



www.midlothian.gov.uk/buildingstandards

Drainage inspections

1. INTRODUCTION

This document explains about the inspections of your building work that Midlothian Building Standards will undertake.

2. DRAINAGE INSPECTIONS

Where your project involves new or altered drainage, Midlothian Building Standards requires that the drainage is inspected and open and final drains tests are witnessed, as follows:

1) **Open drain test(s)** – undertaken at the start of a project.

Drain lines are laid in trenches but not backfilled or covered, to permit open drain tests and inspection. Open tests are witnessed for surface and foul water drainage lines. It is your responsibility to arrange for the test to be undertaken, usually by the person who installs the drainage, and the case surveyor then witnesses the test.

The case surveyor may also check for suitable fall to pipework, bedding to pipes, depth of cover, provision of access and rodding eyes, and protection to pipework passing through the underbuilding (via lintels or sleeves).

2) **Final drain test(s)** – undertaken towards the end of the project

All sanitary facilities are fitted and the system is complete, to permit a final test and inspection. Final tests are witnessed for foul water drainage lines, and for any surface water lines passing under the building. Again, it is your responsibility to arrange for the tests to be undertaken, usually by the person who installs the drainage, and the case surveyor then witnesses the test.

The case surveyor may also check the function of the sanitary facilities and the venting arrangements.

3) Visual drainage inspection(s)

Where it is not possible to undertake drainage tests, for example when connecting into existing drainage that cannot be isolated, a visual drainage inspection should be arranged with the case surveyor.

3. CERTIFIER OF CONSTRUCTION

Midlothian Building Standards does not test or inspect work that is to be covered by an approved Certifier of Construction, such as the scheme for plumbing and drainage.