

Testing of Drainage Works
Building (Standards of Sanitary Fitments,
Plumbing, Drainage Works & Latrines) Regulation 73

For years, the Building Authority has been testing drains in private development pursuant to the provisions in Part VII of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. Such practice has come to be misunderstood by some authorized persons as having a diminishing effect on their responsibility for ensuring compliance with the prescribed standards for drainage works. In testing drains, the Building Authority assumes a monitoring role, whereas, the ultimate responsibility for maintaining the prescribed standards must rest with the registered contractor and the authorized person.

2. In a recent review of the situation, the following areas of concern were identified :

- (i) There have been instances where it was found at O.P. stage that drainage works had not been duly tested;
- (ii) At the time of drain testing, it is not uncommon to find that the approved pipe runs, alignment and invert levels have been modified to suit unforeseen site conditions. Sometimes, such deviations which the authorized person may not have been made aware of are so extensive as to warrant an amended plan submission; and
- (iii) Very often, drains have to be laid in sections to phase in with the construction programme. For a large scale development, involving a correspondingly complex drainage system, fragmented drain testing can be a very onerous exercise. Nowadays, development projects requiring more than 100 drain tests are not uncommon. With its limited staff resources, the Buildings Ordinance Office is finding it increasingly difficult to cope with the growing numbers of applications for drain tests.

3. It is felt that the above areas of concern and the attendant problems could be relieved if the authorized person was to take a more explicit role in drain testing. With this in mind, the following procedures have been formulated :

- (i) All applications for drain testing, submitted pursuant to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 73(1), must be copied to the authorized person at the same time;

cont'd/....

- (ii) Upon receipt of the copied application, the authorized person or his representative should arrange to attend the drain test, and, subsequently endorse the records/results of the test;
- (iii) Testing of drains must proceed as scheduled, duly recorded and endorsed, even if the Building Authority or his representative is not present at the drain test; and
- (iv) Within 7 days from attending the drain test, the authorized person shall submit to the Building Authority a 'certificate on completion of drain test', format as in Annex I, together with the endorsed drain test results.

4. Kindly arrange for the above procedures to take immediate effect. Concurrent with this PNAP, a revised PNRC 11 has been issued to all registered contractors.

(Darwin Chen)
Building Authority

Ref. : BLD(B) GP/BREG/SF/2

First issued April 1993 (GBS/D)

Index under : B(SSFPDW&L)R 73 - Testing of Drainage Works
Drainage Works - Testing of
Testing of Drainage Works

Certificate on Completion of Drain Test

B.O.O. Ref. : _____ Date : _____

Re : _____
(Address of development site)

To Building Authority,

I confirm that I/my representative (_____) had witnessed the drain test which was carried out at the captioned site on _____. Pursuant to PNAP 157 and Building (Administration) Regulation 44, test results and record plan(s), duly endorsed by me, are submitted herewith for your reference.

2. I hereby certify that the above drain test have been carried out in compliance with BS 8301:1985, and, that I am satisfied with the results of the drain test.

Signature of Authorized Person

c.c. Registered Contractor