

# Guidelines on Maintenance and Repair of Drainage System and Sanitary Fitments

## Drainage System

All drain pipes, including soil pipes, waste pipes, ventilating pipes and underground drain pipes should be maintained in good working order without defects. All such pipes should be inspected regularly, and where leakage, blockage or defects are detected, they should be rectified immediately.

Minor blockage of drains can usually be cleared by high pressure water jet or rodding. In case of serious blockage by materials such as cement, the defective portion may have to be exposed and replaced.

Manholes should be readily accessible for regular maintenance. Access to them should not be obstructed by floor finishes, planters or furniture items. Foul air leaking from manholes can be stopped by using double seal type manhole covers, or repairing the edges of the manhole openings or cracks in the manhole covers.

In order to detect cracks or defects in those parts of the drain pipes which are not carrying water, e.g. ventilating pipes, it would be necessary to conduct a detailed examination by making close inspections of the pipes. Such inspections should cover each part in particular the branch pipes of the drainage system.

All parts of the vertical drain pipes, including soil pipes, waste pipes, ventilating pipes and branch pipes are to be checked thoroughly to ensure that there are no cracks or leaks. Where cracks or leaks are found in any section of the pipes, they should be replaced.

## Sanitary Fitments

Sanitary fitments including water closets, bathtubs, lavatory basins, shower trays, sinks and floor drains should be regularly inspected, preferably once every three months, to ensure that they are in good working order without leakage.

Where leakage is detected, the fitments and their associated drain pipes should be immediately repaired or replaced as the case may be.

To better protect the health of occupants, they should adopt the cleaning and disinfecting procedures recommended by the Food and Environmental Hygiene Department to clean the sanitary fitments regularly.

A complaint of smell of foul air is an indication that some of the sanitary fitments are not functioning properly. The complaint should be investigated immediately to identify the cause of the problem and to take appropriate action to rectify any defects identified.

## Professional Service

Where there is a serious problem on leakage or blockage, or where the cause of a problem cannot be readily identified, it would be necessary to seek advice from building professionals, i.e. authorized persons. The Buildings Department's website <http://www.info.gov.hk/bd> contains a list of authorized persons registered under the Buildings Ordinance for reference.

### Hotline

For any enquiries, please contact the Buildings Department Hotline on 2626 1616.

