1.51 Reed bed treatment systems should be designed and constructed in accordance with BRE Good Building Guide No. 42. Other forms of constructed wetland treatment system should be designed and constructed by specialists.

Marking

1.52 A notice should be fixed within the building describing the necessary maintenance. An example of such wording is:

'The foul drainage system from this building discharges to a *<insert type of primary treatment>* and a constructed wetland. The *<insert type of primary treatment>* requires *<insert details of maintenance of the primary treatment>*. The constructed wetland system requires *<insert details of maintenance of the constructed wetland>*.'

1.53 Guidance on maintenance requirements for reed bed treatment systems is given in BRE Good Building Guide No. 42.

Packaged treatment works

Siting

1.54 The discharge from the wastewater treatment plant should be sited at least 10m away from watercourses and any other buildings.

Design and construction

1.55 Packaged treatment works should be type-tested in accordance with BS 7781 or otherwise tested by a notified body.

1.56 If the packaged treatment works requires power to operate it should be able to adequately function without power for up to 6 hours or have an uninterruptable power supply.

Marking

1.57 A notice should be fixed within the building describing the necessary maintenance. An example of such wording is:

'The foul drainage system from this property discharges to a packaged treatment works. Maintenance is required *<insert frequency>* and should be carried out by the owner in accordance with the manufacturer's instructions. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.'

Cesspools

Siting

1.58 The site of the cesspool should preferably be on ground sloping away from and sited lower than any existing building in the immediate vicinity.

1.59 Cesspools should be sited at least 7m from any habitable parts of buildings and preferably downslope.

1.60 Cesspools should be sited within 30m of a vehicle access and at such levels that they can be emptied and cleaned without hazard to the building occupants or the contents being taken through a dwelling or place of work. Access may be through a covered space which may be lockable.

Design and construction

1.61 Cesspools should have a capacity below the level of the inlet of at least 18,000 litres (18m^3) for 2 users. This size should be increased by 6800 litres (6.8m^3) for each additional user.

1.62 Cesspools should have no openings except for the inlet, access for emptying and ventilation.

1.63 Cesspools should prevent leakage of the contents and ingress of subsoil water and should be ventilated.

1.64 Cesspools should be provided with access for emptying and cleaning. Access covers should be of durable quality having regard to the corrosive nature of the tank contents. The access should be lockable or otherwise engineered to prevent personnel entry.

1.65 Factory-made cesspools are available in glass reinforced plastics, polyethylene or steel and should meet the relevant requirements of BS EN 12566-1. Particular care is necessary in ensuring stability of these tanks.

1.66 Cesspools may be constructed in brickwork or concrete, roofed with heavy concrete slabs. Brickwork should be of engineering bricks and be at least 220mm thick. The mortar should be a mix of 1:3 cement–sand ratio. In situ concrete should be at least 150mm thick of C/25/P mix (see BS 5328).

1.67 The inlet of a cesspool should be provided with access for inspection (see Approved Document H1 Section 2).

Marking

1.68 A notice should be fixed within the building describing the necessary maintenance. An example of such wording is:

'The foul drainage system from this property is served by a cesspool. The system should be emptied approximately every *<insert design emptying frequency>* by a licensed contractor and inspected fortnightly for overflow. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.'