

LAYING YOUR NEW WATER SUPPLY PIPES

Houses, flats and apartments



WHY DO I NEED TO LAY MY SUPPLY PIPEWORK IN A CERTAIN WAY?

Under the [Water Supply \(Water Fittings\) Regulations 1999](#), all supply pipework must be installed to a specific standard. These regulations exist to ensure the water supply remains safe.

This guide explains how to install your supply pipework to meet the regulations. If a contractor is carrying out the work for you, you should share this guide with them so they can meet the correct standards.

Depending on the diameter and total length of the installed pipework, as well as the presence of any associated fittings, a hydraulic pressure test and/or a microbiological disinfection may be required. Verified test results, issued by a UKAS-accredited laboratory, must be provided to us prior to the connection being undertaken. It is the customer's responsibility to arrange the tests where required.

For further information and guidance, please visit;

Water Regulations
Essex & Suffolk Water
eswater.co.uk/business/water-regulations/guidance-notes-and-faqs/

WHO CAN LAY MY PIPEWORK?

You're responsible for appointing someone to lay your pipework. You have two options.

1. Use an approved contractor

Approved contractors are trained in the Water Regulations and can certify that the work complies. If you use an approved contractor, we won't need to inspect the pipework but we do require a copy of their certificate.

Approved contractors can be found through [WaterSafe](#).

2. Use your own contractor

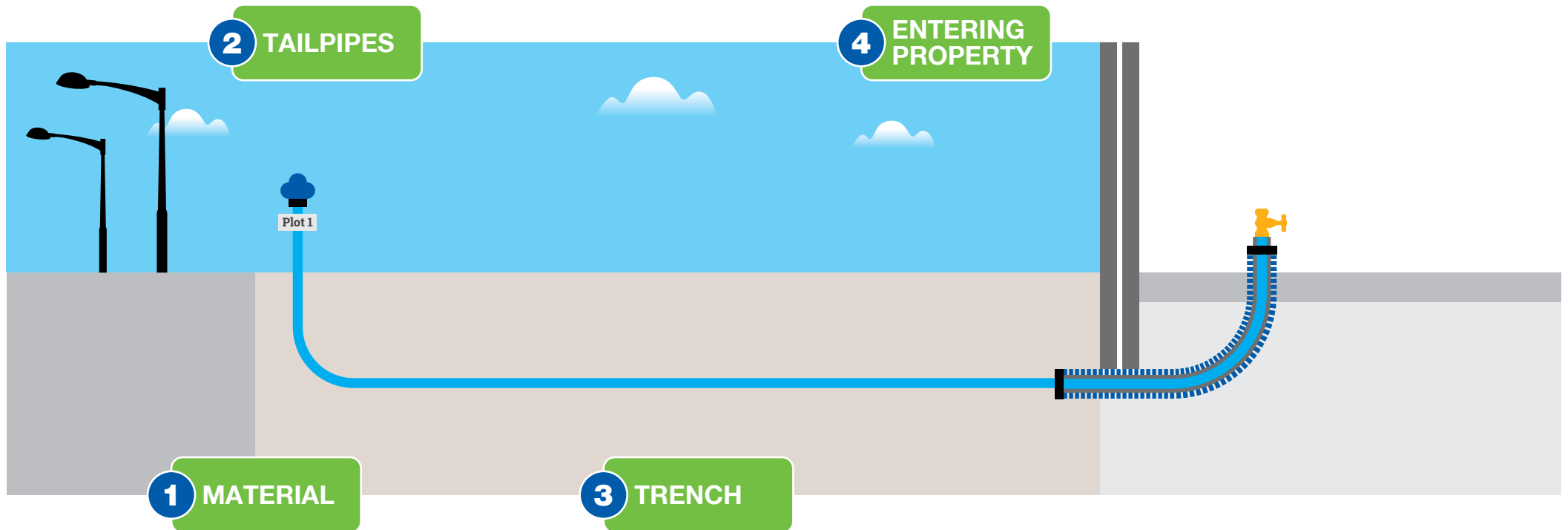
If you choose a contractor who is not approved:

- We'll need to inspect the pipework from your project to the location detailed in your connection point plan
- If the work does not meet the required standards when we visit, additional inspections may be chargeable.



LAYING YOUR PIPEWORK

We've divided the process of laying your private supply pipework into four sections: material, tailpipes, the trench and entering the property.



MATERIAL

ENSURE THE PIPEWORK IS THE CORRECT MATERIAL FOR YOUR PROJECT

- The required material type is detailed in your Water Connection Information Pack
- The most commonly used material is medium-density polyethylene (MDPE), which must comply with BS12201
- Barrier pipe must be used if ground contamination is identified, suspected or likely to be introduced by on site activities such as areas with chemical residues, or if oil or fuel are being stored. Barrier pipe must comply with BS8588
- All approved barrier pipe fittings must be installed as per the manufacturers guidance. If protective wrapping is applicable, evidence must be provided of this at the time of our inspection.



MDPE pipe



Barrier pipe

CHECK THAT THE PIPEWORK IS SUFFICIENTLY SIZED

- This will ensure there is adequate flow and pressure.



TAILPIPES

USE A COMPRESSION CAP OR MECHANICAL STOP END

- This securely seals the pipework and prevents any contamination from fluids and vermin.

LEAVE A MINIMUM OF 2M OF EXPOSED PIPE

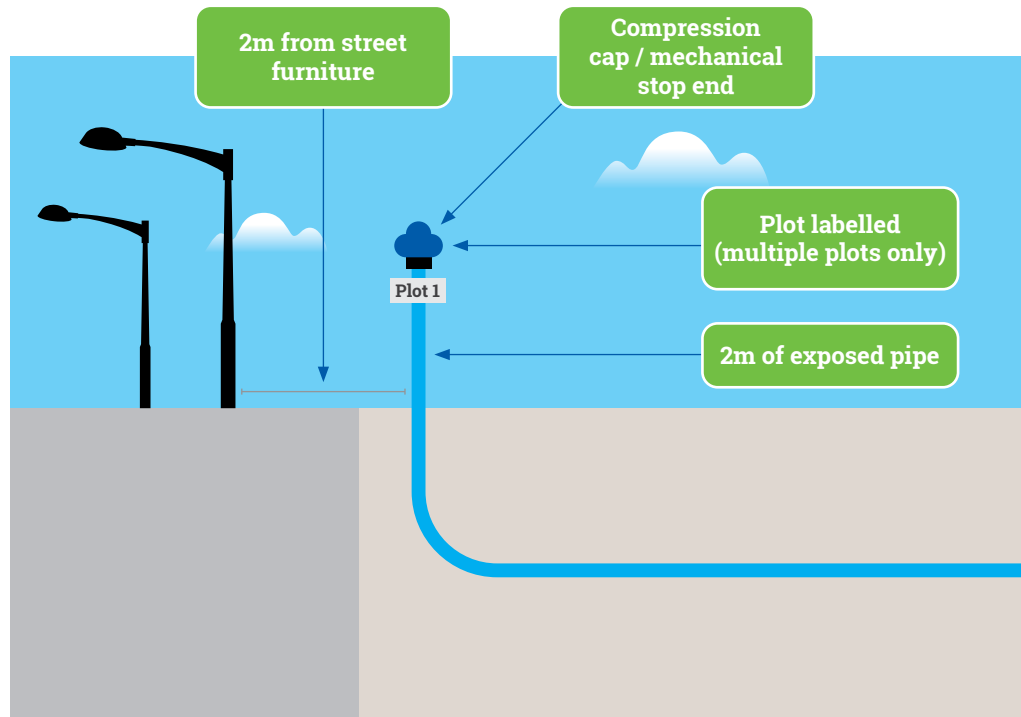
- This should come up from ground level at the location specified on your connection point plan.

ENSURE PIPEWORK IS AT LEAST 2M CLEAR OF STREET FURNITURE

- Maintain a 2m clearance from items such as lamp posts, telegraph poles and similar structures. If this isn't possible, please get in touch and we can advise.

LABEL YOUR PIPEWORK

- If you're installing multiple new supply pipework, clearly label each one to indicate the property or plot it serves.



Mechanical stop end

TRENCH

LAY YOUR PIPEWORK TO THE CORRECT DEPTH

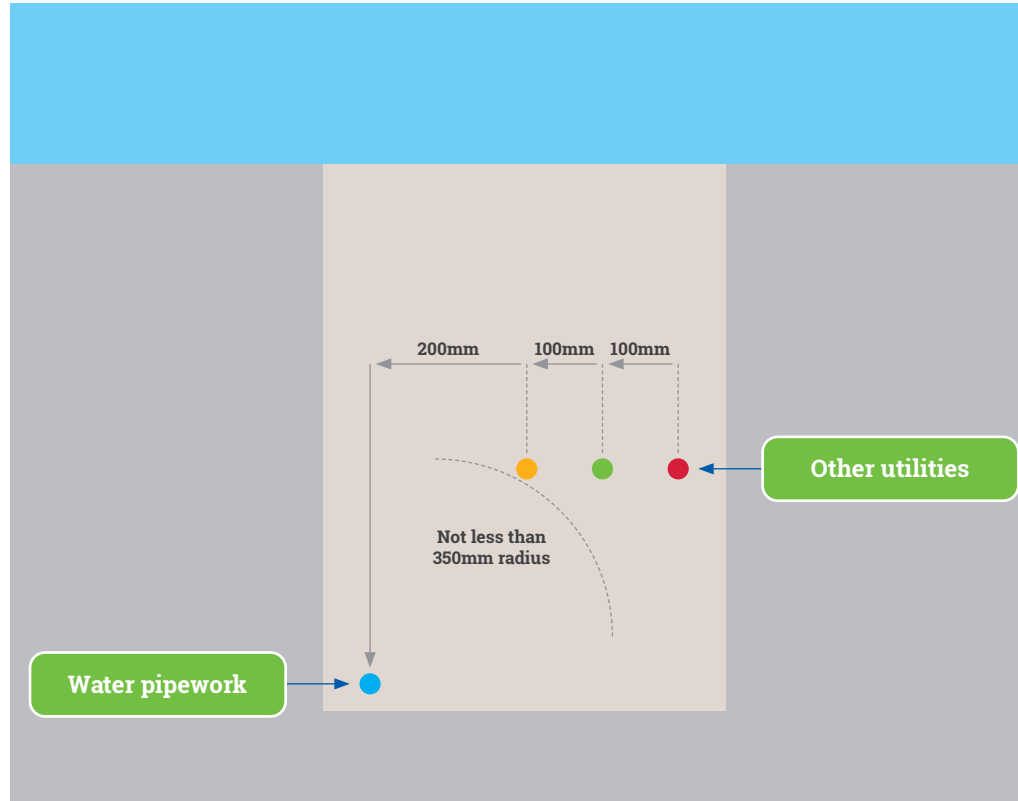
- The pipework must be installed at a minimum depth of 750mm and a maximum depth of 1350mm below finished ground level
- At the point where the pipework enters the property, the depth should be 750mm
- Other utilities must be positioned at least between 270mm and 350mm away from the supply pipe if they're laid within the same trench.

BED DOWN THE PIPEWORK

- Use sand, soft earth, 10mm washed pea gravel or a similar suitable material to bed the pipework
- Do not use sharp rubble.

EXPOSE THE PIPEWORK

- We need to be able to see the pipework exposed along the full length of the trench. If you're unable to leave the trench open, please get in touch and we can advise.



Other utilities positioned away from the supply pipe



Pipe laid to at least minimum depth



Pipe bedded down with sand

ENTERING THE PROPERTY

SINGLE PROPERTIES

DUCT THE PIPEWORK

- When the pipework enters the property or runs beneath it, it must be ducted using appropriately sized ducting. If flexible ribbed ducting is used, it must have a smooth internal surface to allow the pipe to be easily removed in the future if needed
- The ducting is typically plastic and must have a minimum diameter of 100mm to allow the pipe to be removed in the future if required
- Seal the ducting at both ends with a universal adaptor or an approved sealant. We do not accept expanding foam.

INSTALL AN APPROVED INTERNAL STOP TAP

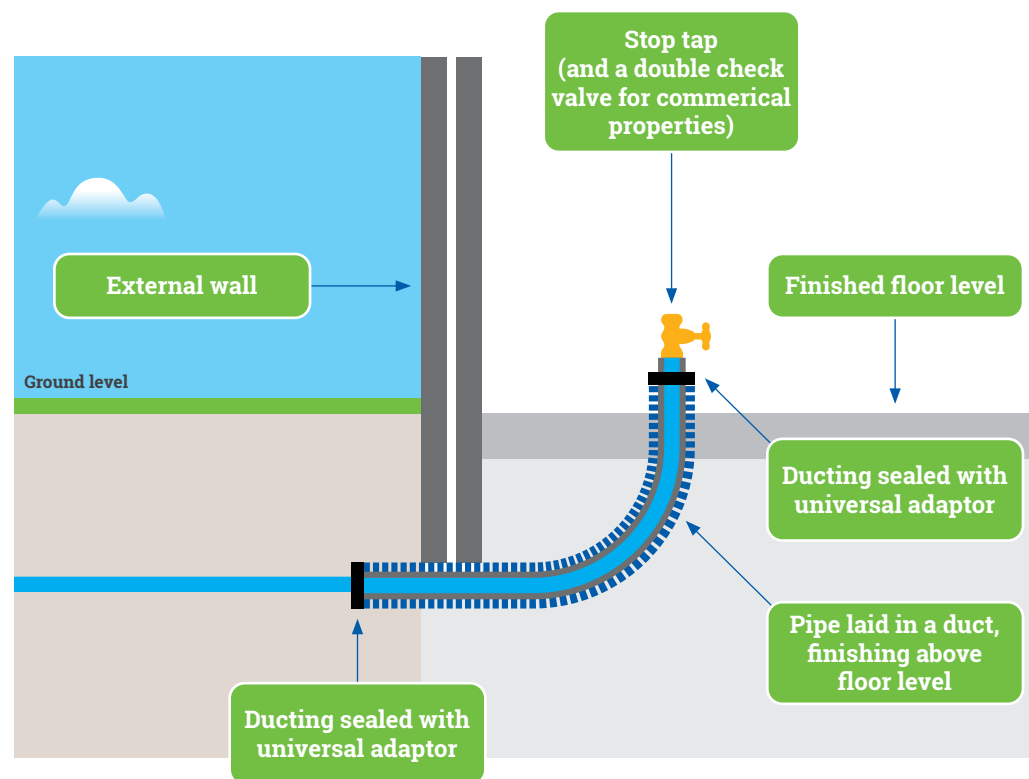
- These must be installed as close as possible to the point where the pipework enters the property, positioned above floor level and remain accessible
- For commercial properties, a double check valve must also be installed
- The stop tap must comply with BS1010.



Stop tap



Universal adaptor



Pipe entering property through duct

ENTERING THE PROPERTY

INSULATE THE PIPEWORK

- In most instances, the pipework must be insulated. Please use an approved insulation material of an appropriate thickness, following the manufacturers guidance if:
 - It enters the property less than 750mm from the exterior wall (Diagram 1)
 - It passes through a vented or unvented airspace, such as a suspended internal floor. (Diagram 2)
- If the pipework enters the property at a depth of less than 750mm. Please get in touch with us to discuss Reg 4 approved products that can be used to help insulate the pipework. We'll provide additional guidance documents.



Ducting and insulation



ENTERING THE PROPERTY

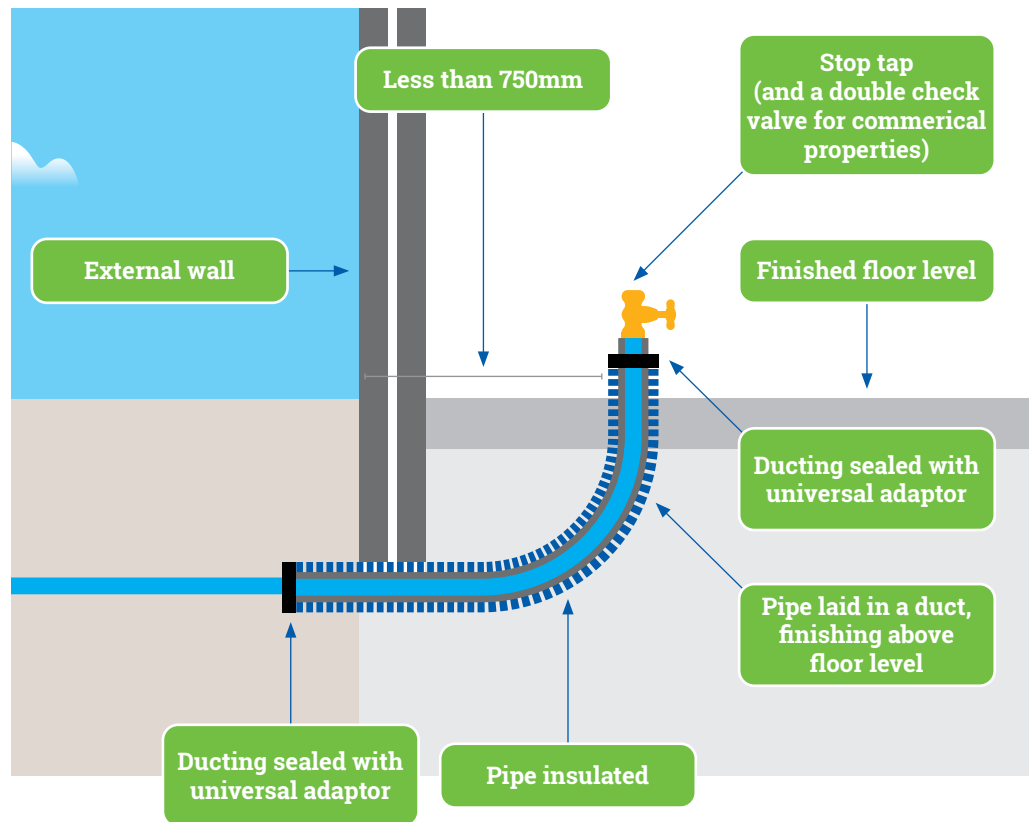


Diagram 1: Pipework enters the property less than 750mm from the exterior wall

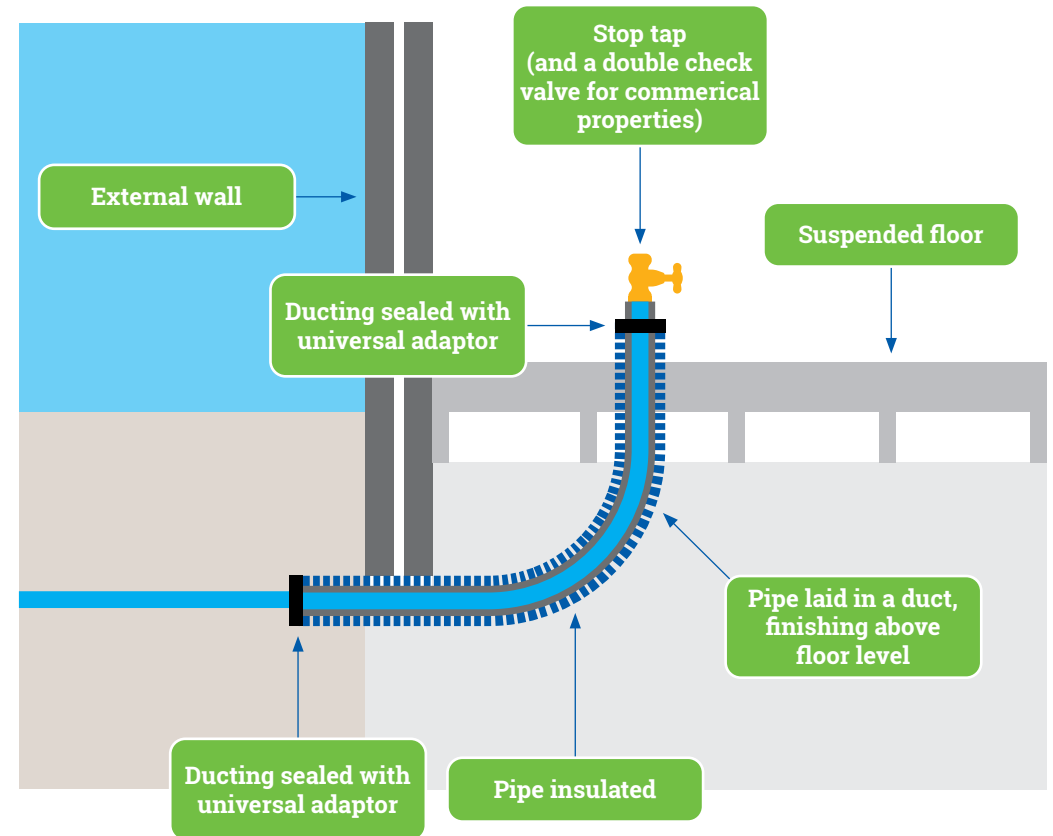


Diagram 2: Pipework passes through an airspace such as a suspended internal floor

ENTERING THE PROPERTY

FLATS AND APARTMENTS

DUCT AND INSULATE THE PIPEWORK

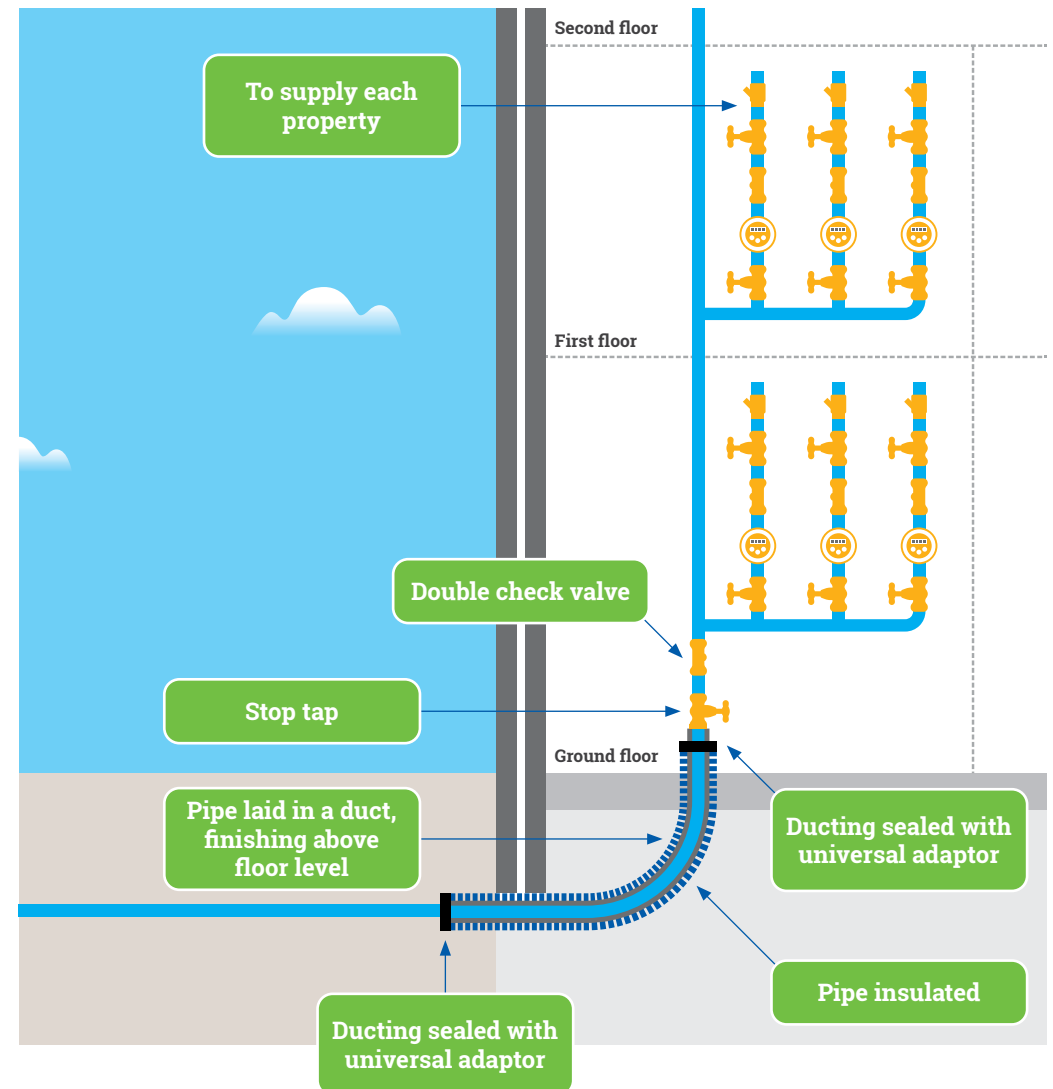
- When the pipework enters the property or runs beneath it, it must be ducted using appropriately seized ducting and insulated
- The ducting is typically plastic and must have a minimum diameter of 100mm to allow the pipe to be removed in the future if required
- If flexible ribbed ducting is used, it must have a smooth internal surface to allow the pipe to be easily removed in the future if needed
- Seal the ducting at both ends with a universal adaptor. We do not accept expanding foam.

INSTALL AN APPROVED INTERNAL STOP TAP AND DOUBLE CHECK VALVE

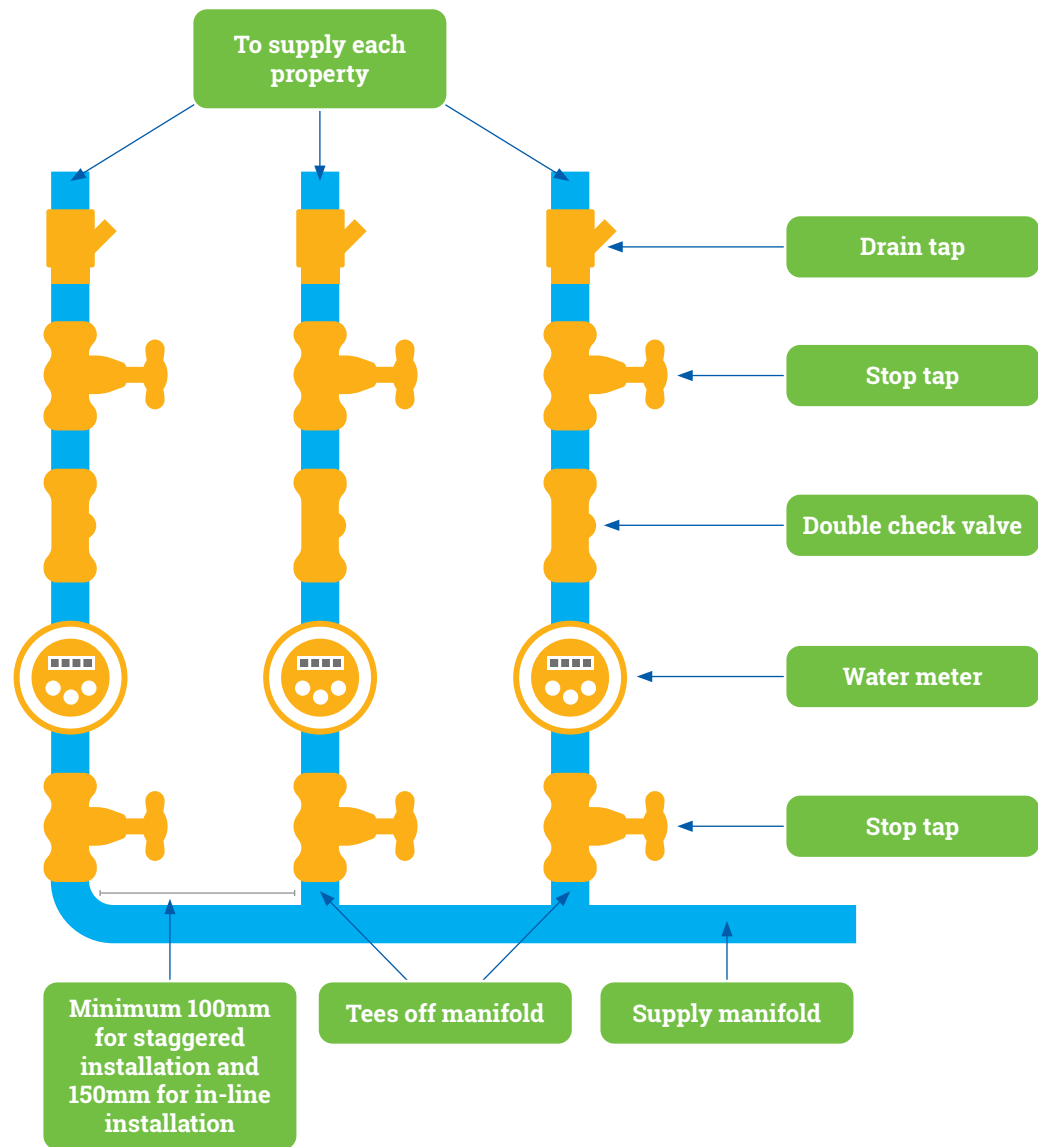
- These must be installed as close as possible to the point where the pipework enters the property, positioned above floor level and remain accessible
- The stop tap must comply with BS1010.

POSITION THE METER MANIFOLD CORRECTLY

- The manifold system must comply with regulation 4
- It must be installed at chest height and be situated in an area of common access such as a meter cupboard or plant room.



ENTERING THE PROPERTY



ENTERING THE PROPERTY

COMMERCIAL PROPERTY AND COMBINED COMMERCIAL AND DOMESTIC PROPERTY

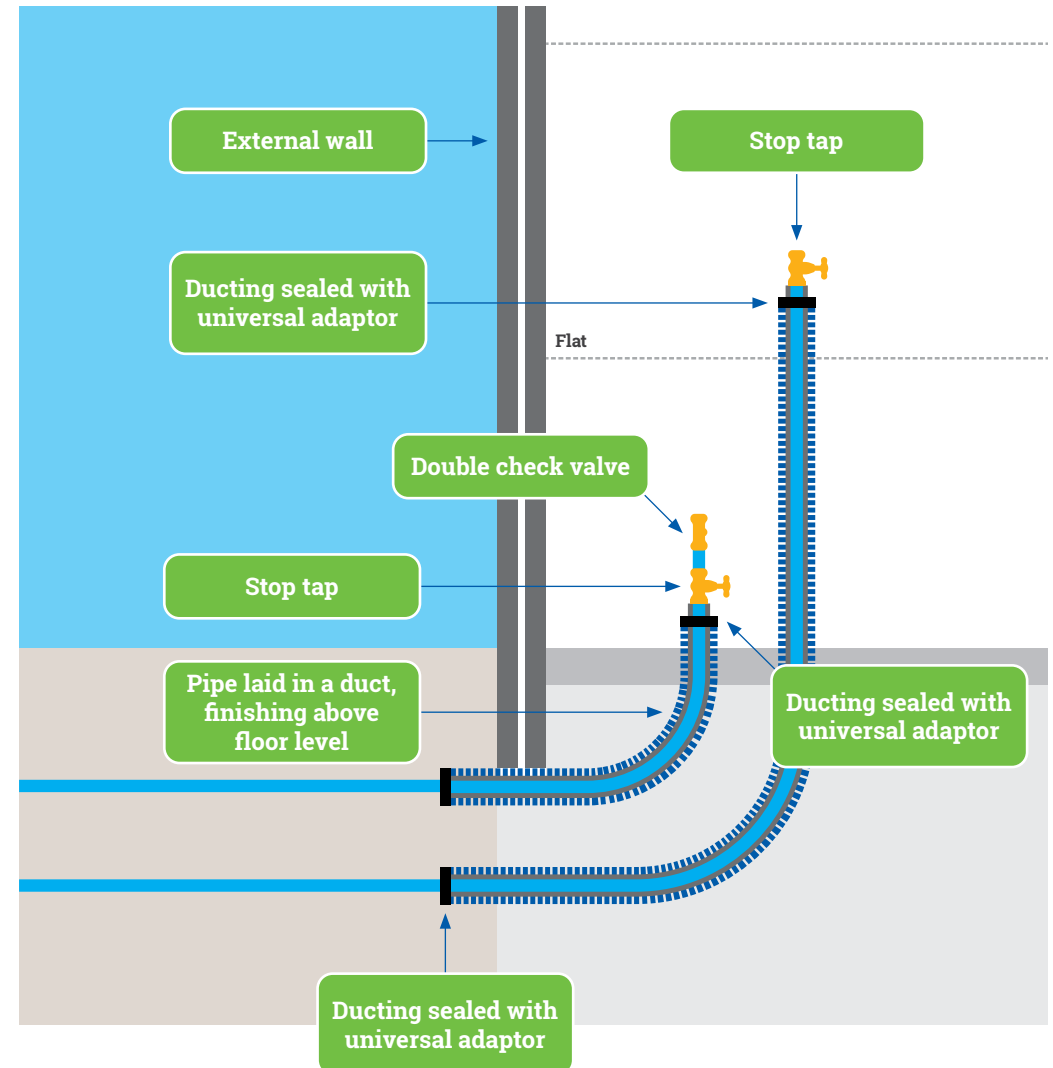
IN THE COMMERCIAL PROPERTY

- Duct and insulate the pipework
- Install an approved internal stop tap and double check valve
- These must be installed as close as possible to the point where the pipework enters the property, positioned above floor level and remain accessible
- The stop tap must comply with BS1010.

IN THE DOMESTIC PROPERTY

- Duct and insulate the pipework
- Install an approved internal stop tap that complies with BS1010
- This must be installed as close as possible to the point where the pipework enters the property, positioned above floor level and remain accessible.

- All water supply pipework must be installed within an area of common access.
- If this is not possible, the pipework must be installed in one length and be fully insulated and ducted.
- If you do not own the commercial property, please get written permission to complete the work within this property.





Scan the QR code
to find out more.

If you're ever unsure about any of the
requirements in this document, please contact us
and we'll be happy to discuss them with you.