
FQ16011 – Chancellor’s Building, University of Reading

Residual Risks and Hazards – Drainage Maintenance

Residual Hazards

When preparing a Method Statement for a maintenance activity, the building occupiers must consider and implement sufficient and suitable measures to eliminate or minimise as far as possible all of the risks and hazards identified that are associated with the intended activity.

Drainage Maintenance Works – Approach to Residual Hazards

Below are detailed typical approaches to the residual hazards which may be associated with the drainage maintenance works:

- 1. Any work in occupied areas:**
 - Only to be carried out by competent, suitably trained and authorised persons.
 - Segregate the work area from the occupiers’ activities, operatives, occupiers, public etc.
 - Provide all necessary hoarding, barriers, signage, etc., and any other protection deemed necessary for the circumstance.
- 2. Cleaning of drains, manholes, etc.:**
 - A Permit-to-Work system must be in place.
 - All necessary checks for hazardous atmospheres must be carried out.
 - Drainage installations are designed to be self-cleansing with normal use, assuming they have been installed with the appropriate falls. Built Offsite can confirm that the drainage system installation has been completed with the appropriate falls. Please refer to drawing FQ16011-01-1210(G)-Proposed Drainage Layout.
 - Most blockages are caused by one off events, i.e. too much paper, root ingress, etc. If one of these incidents occurs, a suitably qualified person must release the blockage to ensure regular performance standards may resume.
 - Regular maintenance of the drainage system is not required. It is not cost effective and there may be significant inconvenience caused on both the buildings users and nearby occupants.
 - Surface water gullies should be emptied on a regular basis, a minimum of once per month during the months of May – September and a minimum of twice per month during the months of October – April.

3. Generally:

All general, regular cleaning and maintenance is to be carried out in accordance with all relevant health and safety legislation, guidance, etc., and take into account the potential hazards identified in this Health & Safety File or the relevant Operation & Maintenance Manuals.

Care should be taken to safeguard the health and safety of the building occupiers' staff and the public.

Safety procedures to be followed include the following issues:-

- Fire prevention and precautions
- Guidance for contractors working on the premises
- Permit-to-Work for hazardous processes
- General methods of cleaning
- Approved cleaning materials
- Specialist cleaning instructions
- Specialist maintenance

Where appropriate, emergency procedures and first aid facilities must be established and agreed between the building occupiers and the suitably trained and authorised person prior to work commencing.