

Pollution from Industrial BuildingsBuilding (Standards of Sanitary Fitments, Plumbing,
Drainage Works and Latrines) Regulation 90

The legislation touching on this topic is contained within Buildings Ordinance sections 24 and 28 and Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 90:-

- (a) The provisions contained in section 28 state that drainage works are to be carried out to my satisfaction, and in the event I opine that existing works are inadequate an order may be served,
 - (b) Section 24 permits an order to be served where drainage works have been or are being carried out in contravention of the provisions of the Buildings Ordinance, and
 - (c) Under the provisions of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 90 I may require the owner of a building to provide suitable neutralizing tanks, cooling tanks, petrol intercepting traps, grease traps or other suitable provision where it is intended to discharge from a building into any drain or sewer certain types of effluent identified in the Regulation.
2. Following the issue of my first practice note on this subject in May 1987 more stringent measures have been taken in order to minimise the effects of untreated noxious effluents getting into drainage systems and causing pollution to water courses and the sea. Such effluents can also seriously impair the normal processes of sewage treatment, where such plants exist, or damage pipes. There is also the possibility of Government's sewers being overloaded or damaged by industrial effluents or of workers in sewers or manholes being injured.
3. In addition to consulting the Environmental Protection Department on cases involving a single occupancy specialised industrial building, where the processes to be pursued are known and specific provisions can thereby be made, I am also scrutinizing plans for "flatted factory" development to check on more general effluent treatment provisions.
4. It is therefore essential to enquire from your client information on the proposed industrial processes which the intended building occupants will pursue, and ensure that at drainage plan submission stage building uses are clearly stated and adequate provisions are made to treat any related noxious effluents. Failure to provide this information may prompt a rejection of your drainage proposals under section 16(1)(i).
5. In the case of "flatted factory" development where multi-occupancy is to be expected, the assumption will be made that the industrial undertakings and places of work will normally discharge effluents of such volume or nature as to call for the provision of drainage facilities other than required under Regulation 5(1) of the Building

(Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. Failure to make provision for future effluent discharge will prompt a refusal of your plans under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 90.

6. When commissioned to design a "flatted factory", unless you have any specific proposals, you are therefore required to provide in each industrial unit an individual drainage outlet, adequately trapped, to receive treated trade effluent from that unit. This outlet must be connected to the foul water system and be of a size indicated below:-

| Factory usable floor area | Size of outlet |
|--------------------------------|-------------------------|
| less than 1,000 m ² | 100 mm diameter |
| more than 1,000 m ² | 150 mm diameter minimum |

The size of the vertical foul water down pipe will depend upon the number of floors served but should generally be within the range of 150 - 300 mm diameter. These outlets must not be connected to the storm water system. This outlet can be temporarily sealed at floor level until required by the occupant of the unit for the purpose of discharging treated effluent, the assumption being that any effluent identified in Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 90 will be treated by the occupant within this unit prior to being discharged into the outlet.

7. The need to provide a petrol interceptor in areas used for the parking of vehicles and the use of grease traps to collect discharge from restaurants is well-known, and standard details for these items are attached. The preferred contemporary practice regarding other types of industrial effluent and appropriate methods of treatment is not so standardised, or so clear, however, and in cases of doubt you will need to obtain the advice of consultants.

8. In addition to tackling the pollution problem at plans submission stage, it is also worth mentioning that more attention will be focused on illegal and insanitary drains and sewers in future. To this end a unit has already been formed within the Buildings Ordinance Office with the responsibility of seeking out such cases with a view to exercising my powers under sections 24 and 28.

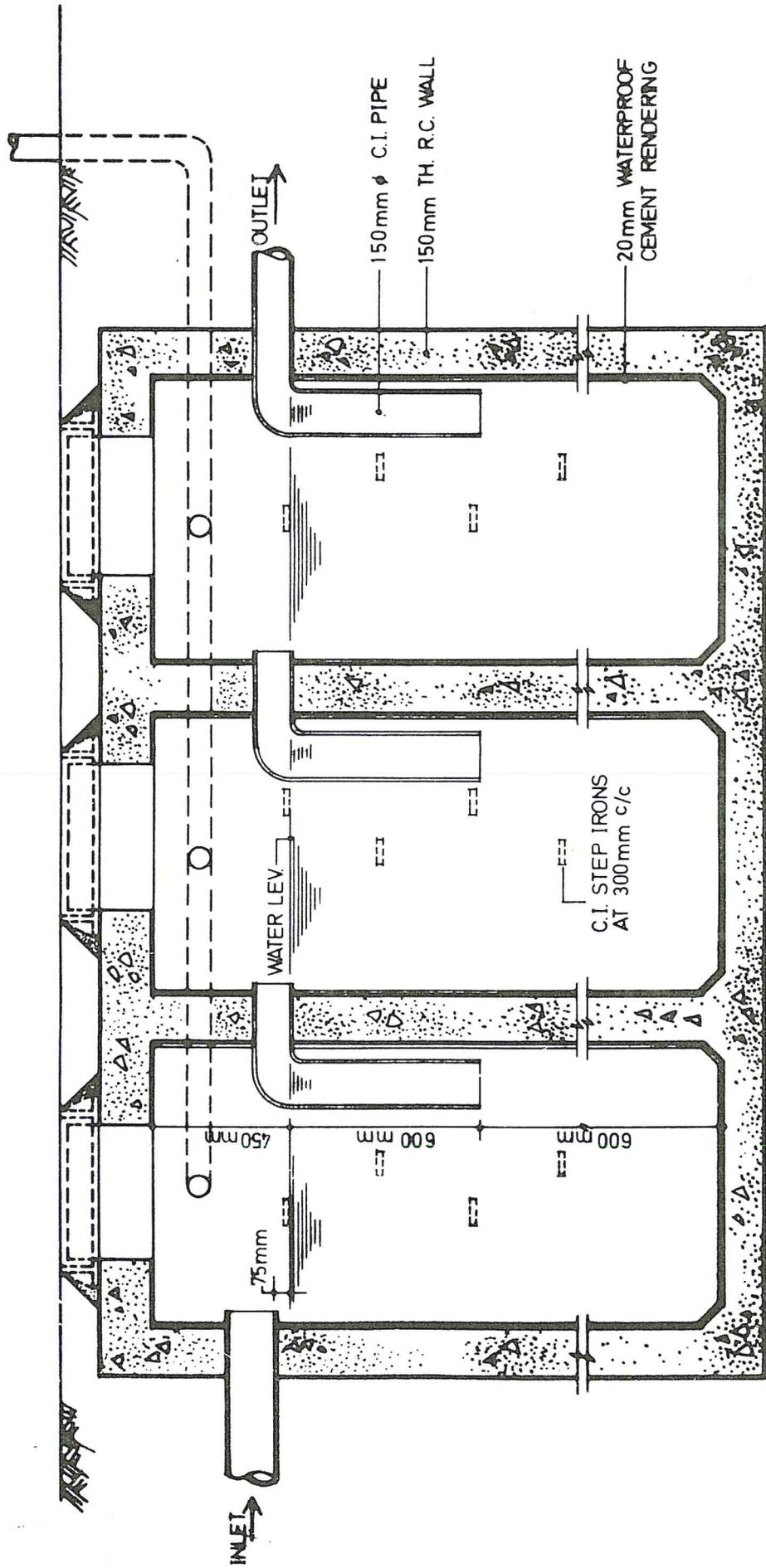


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Building Authority

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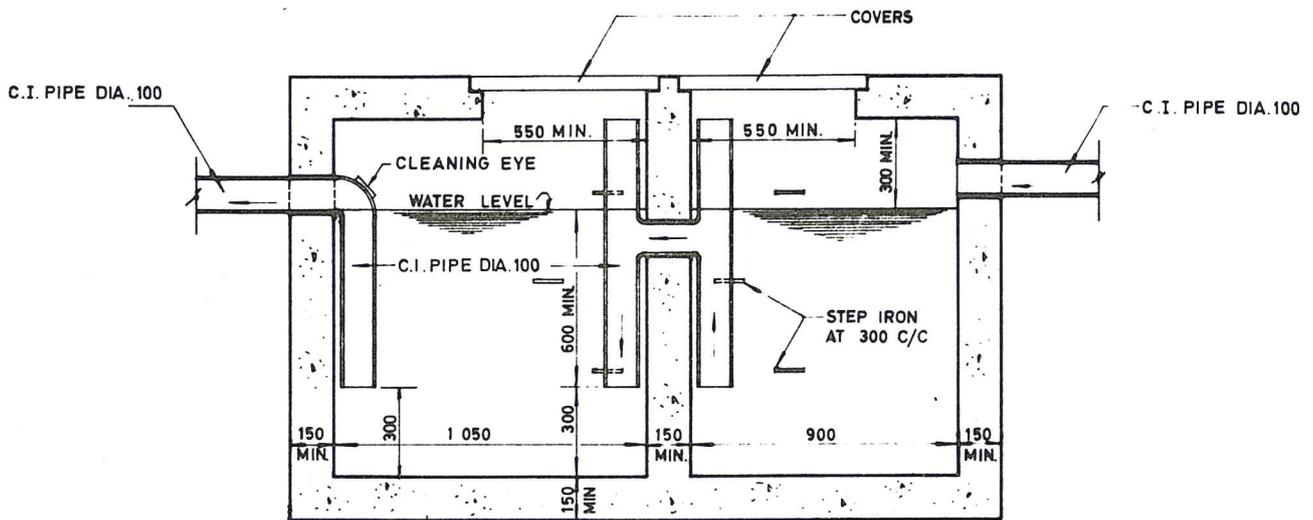
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Index under : B(SSFPDW&L) 90
Effluent - noxious
Pollution from Industrial Buildings

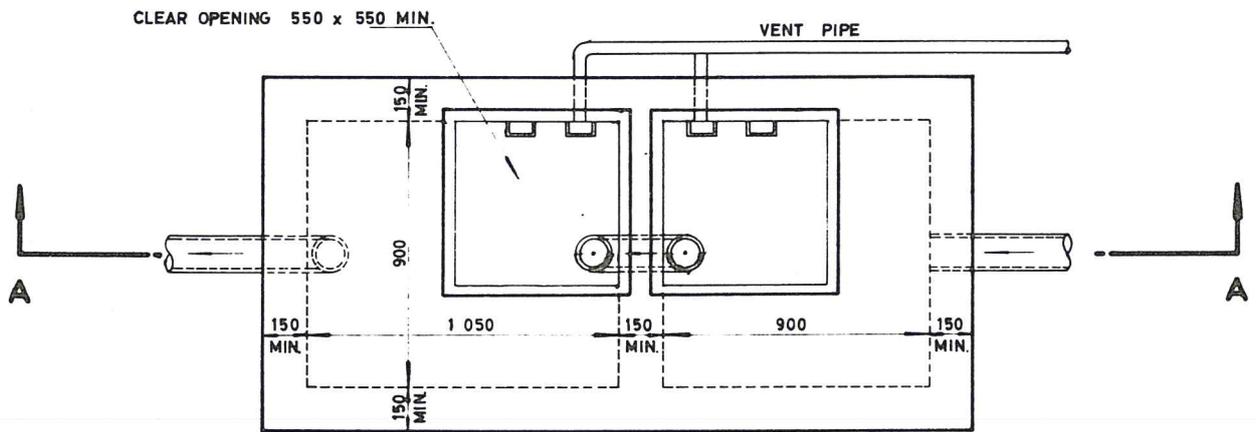


SECTION A-A

DETAIL OF PETROL INTERCEPTER



SECTION A - A



PLAN

NOTES : -

1. ALL DIMENSIONS IN MILLIMETRES.
2. COVERS (A) TYPE AND GRADE TO SUIT LOCATION.
(B) TO BE AS LIGHT AS POSSIBLE TO FACILITATE REMOVAL FOR CLEANING OF TRAP.
(C) PERFORATED OR GRATED COVERS MAY BE USED.
3. VENT PIPES MAY BE OMITTED IF GRATED OR PERFORATED COVERS ARE USED.
4. SURFACE WATER TO BE EXCLUDED FROM TRAP BY PROVISION OF KERBS OR CHANNELS.
5. SITTING GREASE TRAP TO BE EASILY ACCESSIBLE FOR INSPECTION AND CLEANING.

GREASE TRAP