

Building Regulations 1997

Technical Guidance Document G

Hygiene

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR

Le ceannach díreach ón
OIFIG DHÍOLTA FOILSEACHÁIN RIALTAIS,
TEACH SUN ALLIANCE, SRÁID THEACH LAIGHEAN, BAILE ÁTHA CLIATH 2.
nó tríd an bpost ó
FOILSEACHÁIN RIALTAIS, AN RANNOG POST-TRACHTA
51 FAICHE STIABHNA, BAILE ÁTHA CLIATH 2.
(Teil: 01-647 6000; Faics: 01-647 6843)
nó trí aon díoltóir leabhar

DUBLIN:
PUBLISHED BY THE STATIONERY OFFICE

To be purchased from the
GOVERNMENT PUBLICATIONS SALES OFFICE,
SUN ALLIANCE HOUSE, MOLESWORTH STREET, DUBLIN 2
or by mail order from
GOVERNMENT PUBLICATIONS, POSTAL TRADE SECTION,
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Price: €2.54



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Amendments issued since publication

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Amd. No.	Text Affected
G(i)	Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998
G(ii)	<p>Pars. 2.1 to 2.5 - replace with the following:</p> <p>“2.1 Guidance on the scale of provision, selection, installation and special requirements of sanitary appliances in buildings is contained in BS 6465 Sanitary installations, Part 1: 1994.</p> <p>2.2 Technical Guidance Document M should be consulted for guidance in relation to provisions in relation to disabled people. Certain types of buildings, offices, shops, factories, etc., may also be subject to specific legislative requirements. The relevant legislation should be consulted.</p> <p>2.3 Notwithstanding 2.1 above, a minimum scale of provision of one water closet and one washbasin is considered adequate for a dwelling (house or flat). The washbasin should be located in, or adjacent to, the room containing the water closet.</p> <p>2.4 A room or other space containing a water closet should be separated from a place used for the protection of cooking of food by means of-</p> <p>(a) in the case of a building used solely as a dwelling, a door, and</p> <p>(b) in any other case, a property ventilated passage or lobby.”</p>

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Building Regulations, 1997

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Introduction

This document has been published by the Minister for the Environment under article 7 of the Building Regulations, 1997. It provides guidance in relation to Part G of the Second Schedule to the Regulations. The document should be read in conjunction with the Building Regulations, 1997, and other documents published under these Regulations.

In general, Building Regulations apply to the construction of new buildings and to extensions and material alterations to buildings. In addition, certain parts of the Regulations apply to existing buildings where a material change of use takes place. Otherwise, Building Regulations do not apply to buildings constructed prior to 1 June, 1992.

Transitional Arrangements

In general, this document applies to works, or buildings in which a material change of use takes place, where the works or the change of use commence or takes place, as the case may be on or after 1 July, 1998. Technical Guidance Document G - **Hygiene** dated 1991, also ceases to have effect from that date. However, the latter document may continue to be used in the case of works, or buildings in which a material change of use takes place -

- where the works or the change of use commence or takes place, as the case may be, before 1 July, 1998,
- in respect of which a Fire Safety Certificate under the Building Control Regulations, 1991 to 1994, has been granted, where the works or change of use commence or takes place, as the case may be, not later than 31 December, 2002.

The Guidance

The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part G of the Second Schedule to the Building Regulations. However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with.

Existing Buildings

In the case of material alterations or changes of use of existing buildings, the adoption without modification of the guidance in this document may not, in all circumstances, be appropriate. In particular, the adherence to guidance, including codes, standards or technical specifications, intended for application to new work may be unduly restrictive or impracticable. Buildings of architectural or historical interest are especially likely to give rise to such circumstances. In these situations, alternative approaches based on the principles contained in the document may be more relevant and should be considered.

Technical Specifications

Building Regulations are made for specific purposes, e.g. to provide, in relation to buildings, for the health, safety and welfare of persons, the conservation of energy and access for disabled persons. Technical specifications (including harmonised European Standards, European Technical Approvals, National Standards and Agrément Certificates) are relevant to the extent that they relate to these considerations. Any reference to a technical specification is a reference to so much of the specification as is relevant in the context in which it arises. Technical specifications may also address other aspects not covered by the Regulations.

A reference to a technical specification is to the latest edition (including any amendments, supplements or addenda) current at the date of publication of this Technical Guidance Document. However, if this version of the technical specification is subsequently revised or updated by the issuing body, the new version may be used as a source of guidance provided that it continues to address the relevant requirements of the Regulations.

Materials and Workmanship

Under Part D of the Second Schedule to the Building Regulations, building work to which the Regulations apply must be carried out with proper materials and in a workmanlike manner. Guidance in relation to compliance with Part D is contained in Technical Guidance Document D.

Interpretation

In this document, a reference to a section, sub-section, part, paragraph or diagram is, unless otherwise stated, a reference to a section, sub-section, part, paragraph or diagram, as the case may be, of this document. A reference to another Technical Guidance Document is a reference to the latest edition of a document published by the Minister for the Environment under article 7 of the Building Regulations, 1997.

Building Regulations - The Requirement

Part G of the Second Schedule to the Building Regulations, 1997, provides as follows:

Bathrooms and kitchens.	G1	A dwelling shall be provided with - (a) a bathroom containing either a fixed bath or a shower bath, and a washbasin, and (b) a kitchen containing a sink of adequate size and a draining board, and (c) a suitable installation for the provision of hot and cold water to the bath or shower bath, washbasin and sink.
Sanitary conveniences and washing facilities.	G2	(1) Adequate sanitary conveniences shall be provided in a building in rooms provided for that purpose, or in bathrooms, and every room or bathroom which contains a sanitary convenience shall be adequately separated from any place where food is prepared or cooked. (2) Adequate washbasins shall be provided in - (a) rooms containing sanitary conveniences; or (b) rooms or spaces adjacent to rooms containing sanitary conveniences. (3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with subparagraph (2). (4) Sanitary conveniences and washbasins shall be of such design and be so installed as to allow for effective cleaning.
Definition for this Part.	G3	In this Part, "sanitary convenience" means a water closet or a urinal.

General

This Technical Guidance Document is divided into two sections.

Section 1 relates to the requirement in G1.

Section 2 relates to the requirement in G2.

Section 1

Bathrooms and Kitchens in Dwellings

Bathrooms and kitchens.	GI	A dwelling shall be provided with -
		(a) a bathroom containing either a fixed bath or a shower bath, and a washbasin, and
		(b) a kitchen containing a sink of adequate size and a draining board, and
		(c) a suitable installation for the provision of hot and cold water to the bath or shower bath, washbasin and sink.

1.1 Every dwelling (house or flat) should have at least one bathroom, with a fixed bath or shower, and a washbasin.

1.2 Every dwelling (house or flat) should have a kitchen which is adequately fitted for the installation and use of cooking equipment. The kitchen should contain a sink of adequate size and a draining board.

1.3 The cold water supply to the kitchen sink should be taken directly from the service pipe supplying water to the dwelling; the cold water supply to the bath or shower and the washbasin and to other appliances in the dwelling should be from a storage cistern. The bath, shower, washbasin and sink should also have a piped supply of hot water, which may be from a central source or from a unit water heater.

1.4 The bath, shower, washbasin and sink should discharge through a trap and branch pipe to a discharge stack, or may, if it is on the ground floor, discharge into a gully. See Technical Guidance Document H for guidance regarding drainage.

1.5 Guidance on some types of sinks is given in I.S. 132 : Part 1 : 1975 and I.S. 132 : 1964 .

1.6 The cold water storage cistern should have an actual capacity of not less than 212 litres in the case of a dwelling containing up to three bedrooms and an actual capacity of not less than 340 litres in the case of a dwelling containing four or more bedrooms.

1.7 The cistern should be properly covered but not airtight, accessible for cleaning and replacement, and fitted with an overflow pipe so located as to

discharge in a manner that will give ready warning of the occurrence of overflow without causing any nuisance or any dampness in the dwelling.

1.8 The service pipe to each dwelling should be provided with a stopcock or sluice valve fitted with a crutch wheel for manual operation in a convenient position within the dwelling and near to the point of entry of the pipe to the dwelling.

1.9 The cistern, service pipe and fittings and any associated cold water pipes should be adequately protected against damage by frost.

Section 2

Sanitary Conveniences and Washing Facilities

Sanitary conveniences and washing facilities.	G2	(1)	Adequate sanitary conveniences shall be provided in a building in rooms provided for that purpose, or in bathrooms, and every room or bathroom which contains a sanitary convenience shall be adequately separated from any place where food is prepared or cooked.
		(2)	Adequate washbasins shall be provided in -
		(a)	rooms containing sanitary conveniences; or
		(b)	rooms or spaces adjacent to rooms containing sanitary conveniences.
		(3)	There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with sub-paragraph (2).
		(4)	Sanitary conveniences and washbasins shall be of such design and be so installed as to allow for effective cleaning.

Number, Type and Siting of Appliances

2.1 Guidance on the scale of provision, selection, installation and special requirements of sanitary appliances in buildings is contained in BS 6465 Sanitary installations, Part 1: 1994.

2.2 Technical Guidance Document M should be consulted for guidance in relation to provisions in relation to disabled people. Certain types of buildings, offices, shops, factories, etc., may also be subject to specific legislative requirements. The relevant legislation should be consulted.

2.3 Notwithstanding 2.1 above, a minimum scale of provision of one water closet and one washbasin is considered adequate for a dwelling (house or flat). The washbasin should be located in, or adjacent to, the room containing the water closet.

2.4 A room or other space containing a water closet should be separated from a place used for the preparation or cooking of food by means of -

- (a) in the case of a building used solely as a dwelling, a door, and

- (b) in any other case, a properly ventilated passage or lobby.

Design and Installation

2.6 Every sanitary appliance should have a surface which is smooth and non-absorbent and capable of being easily cleaned.

2.7 Any flushing apparatus should be capable of cleansing the water closet pan effectively. No part of the water closet pan should be connected to any pipe other than a flush pipe or branch pipe.

2.8 A washbasin provided in, or adjacent to, a room containing a water closet should have a supply of hot water, which may be from a central source or from a unit water heater, and a piped supply of cold water from a storage cistern.

2.9 A cold water storage system should be designed and installed in accordance with the recommendations set out in clause 5.3.3 of BS 6700: 1987.

2.10 A water closet should discharge through a trap and branch pipe into a discharge stack or a foul drain. See Technical Guidance Document H for guidance regarding drainage.

2.11 A washbasin should discharge through a trap and branch pipe to a discharge stack or may, where the washbasin is located on the ground floor, discharge into a gully.

Standards and other references

- I.S. 9 : 1976 Galvanised Cisterns for Domestic Water Supply
- I.S. 70 : 1980 Water-Closet Cisterns for Domestic Use
- I.S. 123 : 1964 Unplasticised PVC Pipe for Cold Water Supply
- I.S. 132 : 1964 Metal Sinks for Domestic Purposes AMD No. 1 1975
- I.S. 132 : Part 1 : 1975 Stainless Steel Sinks for Domestic Purposes (Metric) AMD No. 1 1977
- I.S. 134 : 1977 Polyethylene Pipe Type 32
- I.S. 135 : 1975 Polyethylene Pipe Type 50
- I.S. 156 : 1984 Cast Iron Baths
- I.S. 161 : 1975 Copper Direct Cylinders for Domestic Purposes
- I.S. 238 : 1980 Copper Tubes
- I.S. 239 : 1987 Compression Tube Fittings of Copper and Copper Alloy for Water and Sanitation Purposes
- I.S. 262 : 1984 Grey Iron and Ductile Iron Pipe Fittings
- I.S. 263 : 1984 Baths made from Acrylic Sheet
- I.S. 287 : 1986 Traditional-Style Rising Spindle Type Taps and Above Ground Stopvalves
- I.S. 292 : 1986 Acrylic Shower Trays
- I.S./EN 263 : 1987 Specification for Cast Acrylic Sheets for Baths and Shower Trays for Domestic Purposes
- BS 864 Capillary and compression tube fittings of copper and copper alloy Part 3 : 1975 (Obsolescent) Compression fittings for polyethylene pipes
- BS 864 Capillary and compression tube fittings of copper and copper alloy Part 5 : 1990 Specification for compression fittings for polyethylene pipes with outside diameters to BS 5556
- BS 1125 : 1987 Specification for WC flushing cisterns (including dual flush cisterns and flush pipes)
- BS 1184 : 1976 (1981) Specification copper and copper alloy traps
- BS 1188 : 1974 Specification for ceramic wash basins and pedestals AMD 2038; AMD 4093; AMD 4914
- BS 1329 : 1974 Specification for metal hand rinse basins AMD 2010; AMD 5375
- BS 1566 Copper indirect cylinders for domestic purposes Part 2 : 1984 (1990) Specification for single feed indirect cylinders AMD 5791; AMD 6601
- BS 3505 : 1986 Specification for unplasticized polyvinyl chloride (PVC-U) pressure pipes for cold potable water AMD 6130
- BS 3943 : 1979 (1988) Specification for plastics waste traps AMD 3206; AMD 4191; AMD 4692
- BS 4213 : 1991 Specification for cold water storage and feed and expansion cisterns (polyolefin or olefin copolymer) up to 500 L capacity used for domestic purposes AMD 6797
- BS 4514 : 1983 Specification for unplasticised PVC soil and ventilating pipes, fittings and accessories AMD 4517; AMD 5584
- BS 5254 : 1976 Specification for polypropylene waste pipe and fittings (external diameter 34.6 mm, 41.0 mm and 54.1 mm) AMD 3588; AMD 4438
- BS 5255 : 1989 Specification for thermoplastics waste pipe and fittings
- BS 5503 Vitreous china washdown WC pans with horizontal outlet Part 1 : 1977 Connecting Dimensions AMD 3329
- BS 5503 Vitreous china washdown WC pans with horizontal outlet Part 2 : 1977 Materials, quality, performance and dimensions other than connecting Dimensions AMD 3166
- BS 5503 Vitreous china washdown WC pans with horizontal outlet Part 3 : 1990 Specification for WC pans with horizontal outlet for use with 7.5 L maximum flush capacity cisterns
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BS 5504 Wall hung WC pan Part 1: 1977 Wall hung WC pan with close coupled cistern. Connecting dimensions AMD 7317

BS 5504 Wall hung WC pan Part 2: 1977 Wall hung WC pan with independent water supply. Connecting dimensions AMD 7318

BS 5504 Wall hung WC pan Part 3: 1977 Wall hung WC pan. Materials, quality and functional dimensions other than connecting dimensions

BS 5504 Wall hung WC pan Part 4: 1990 Wall hung WC pan. Specification for wall hung WC pans for use with 7.5 L maximum flush capacity cisterns

BS 5506 Specification for wash basins Part 1 : 1977 Pedestal wash basins. Connecting dimensions AMD 7310

BS 5506 Specification for wash basins Part 2: 1977 Wall hung wash basins. Connecting dimensions AMD 7311

BS 5506 Specification for wash basins Part 3 : 1977 Wash basins (one or three tap holes) Materials, quality, design and construction AMD 4915

BS 5556 : 1976 (1986) Specification for general requirements for dimensions and pressure ratings for pipe of thermoplastics materials (metric series)

BS 5572 : 1994 Code of practice for sanitary pipework

BS 5955 Plastics pipework (thermoplastics materials) Part 8 :1990 (1995) Specification for the installation of thermoplastics pipes and associated fittings for use in domestic hot and cold water services and heating systems

BS 6465 Sanitary installations Part 1 : 1994 Code of practice for scale of provision, selection and installation of sanitary appliances

BS 6465 Sanitary installations Part 2 : 1996 Code of practice for the scale of provision, selection and installation of sanitary appliances

BS. 6700: 1987 Specification for design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages

BS 6731 : 1988 Specification for wall hung hand rinse basins. Connecting dimensions

BS 7181 : 1989 Specification for storage cisterns up to 500 L actual capacity for water supply for domestic purposes

BS 7291 Thermoplastics pipes and associated fittings for hot and cold water for domestic purposes and heating installations in buildings Part 1 : 1990 (1995) General requirements

BS 7291 Thermoplastics pipes and associated fittings for hot and cold water for domestic purposes and heating installations in buildings Part 2 : 1990 Specification for polyethylene (PE) pipes and associated fittings.

BS 7291 Thermoplastics pipes and associated fittings for hot and cold water for domestic purposes and heating installations in buildings Part 3 : 1990 (1995) Specification for crosslinked polyethylene (PE-X) pipes and associated fittings

BS 7291 Thermoplastics pipes and associated fittings for hot and cold water for domestic purposes and heating installations in buildings Part 4 : 1990 (1995) Specification for chlorinated polyvinyl chloride (PVC-C) pipes and associated fittings and solvent cement

BS 7358 : 1990 Specification for close coupled suites with flush capacity of 7.5 L maximum

BS 7491 Glass fibre reinforced plastics cisterns for cold water storage Part 1 : 1991 Specification for one-piece cisterns of capacity up to 500 L. Part 2 : 1992 Specification for one-piece cisterns of nominal capacity from 500 L to 25,000 L

BS EN 545 1995 Ductile iron pipes, fittings, accessories and their joints for water pipelines- Requirements and test methods

Provisional Specification of Department of Local Government (PLGA/7) under licence of Eolas Approved Scheme