

**TECHNICAL GUIDANCE DOCUMENT PART 6:
CONSULTATION FINDINGS AND RESPONSE.**

Table 1: Responses by type of respondent.

Type of Organisation	Number of responses.
Architect	0
House / property developer	0
States Department	3
Utility Company	1
Total	4

Table 2: Summary of consultation findings.

Questions	Yes	No	Other comments.
1. Do you think that the proposals in respect of requirement 6.1 and 6.2 (foul water drainage) are reasonable?			4
2. Do you think that the proposals in respect of requirement 6.4 (sanitary conveniences and washing facilities) are reasonable?			4
3. Do you think that the proposals in respect of requirement 6.5 (hot water systems) are reasonable?	2		2
4. Do you think that the proposals in respect of requirement 6.6 (water efficiency) are reasonable?	1		3
5. General suggestions or observations	45		

Table 3: Response to comments received.

No	Respondent	Summary of comments received.	Department's response	Minister's decision
1.	States of Jersey Fire Service	Supportive of proposals to make the fitting of thermostatic mixing valves on baths in all newly built homes a regulatory requirement.	Support noted.	No change
2.	Education, Sport and Culture Department.	Supportive of proposals to make the fitting of thermostatic mixing valves on baths in all newly built homes a regulatory requirement.	Support noted.	No change.
3.	Jersey Water (JW)	Guidance given in Section 6.5 of the TGD 6 relating to the discharge from safety devices has the potential to conflict with the provisions of the water supply bye-laws.	Comment relates to the option of connecting the discharge pipework from an un-vented hot water cylinder to a soil discharge stack. JW is of the view that this could result in the waste of water should a discharge go un-noticed for any length of time.	TGD 6 to be amended to include a footnote advising that JW should be consulted before adopting this solution.
3.1		JW endorses proposals to introduce water harvesting but has concerns regarding backflow into JW system. Suggests that all systems should be approved by JW before installation.	Support and concerns noted.	TGD 6 to be amended to include a footnote advising installers to consult JW before installation.
3.2		It is a requirement of the Water Supply Bye-laws that hot water reaches 50 ⁰ C at the point of use within 30 seconds. Guidance is given in the Water Bye-laws	Agreed.	TGD 6 to be amended to include a footnote drawing attention to this.

		on maximum pipe lengths to achieve this. The use of water saving taps / devices has the potential to affect those pipe lengths and the installer needs to be made aware of this.		
4.	Transport and Technical Services Department. (TTS)	Is guidance given as to what 'appropriately treated' waste water is? It is possible for greywater to be contaminated with urine from the inappropriate use of showers, hence probably not suitable for washing machines (or irrigation) if not suitably treated.	The TDG 6 directs users to the guidance published under the UK Water Regulations Advisory Scheme. That guide sets out to encourage the development of good practice through practical experience with reclaimed water systems. It provides general tips on uses and treatment of greywater which is considered appropriate for the purposes of the building bye-laws.	No change.
4.1		Additional guidance should be given in the TGD 6 regarding the provisions of the Drainage (Jersey) Law 2005, relating to the need to consult / obtain permission from the TTS Minister when proposing to connect drainage to the public sewer.	Agreed.	Guidance to be given in the TGD 6.
4.2		Additional guidance should be given in the TGD 6 regarding the adoption of sewers under the Drainage (Jersey) Law 2005.	Agreed.	Guidance to be given in the TGD 6.
4.3		Additional guidance should be given in the TGD 6 regarding the need to consult	Additional guidance regarding consultation on flow would be	A note to highlight the need to consult TTS

		TTS under the Drainage (Jersey) Law 2005, with regard to flow rates from pumped connections. Suggestion that pump stations should be fitted with 'Hours Run' meters.	helpful. Suggestion regarding the fitting of 'Hours Run' meters falls outside the scope of the bye-law requirements.	about flow rates to be added in the TGD 6.
4.4		Blockwork access points are notorious for leaking groundwater into foul systems which creates huge problems for the working of the public system. Construction standards for access points should be similar to that required for Cesspools. i.e. materials used for access points should be limited to engineering brickwork, C25 concrete and drainage grade plastics.	This suggestion has the potential to improve resistance to the entry of groundwater to the public foul sewer system.	Guidance on types of materials suitable for the construction of access points to be revised. Standard concrete blockwork construction deleted.
4.5		Reference should be made to powers contained in the Drainage (Jersey) Law in respect of maintenance and repairs to drains and sewers.	Agreed.	Guidance to be given in the TGD 6.
4.6		Various suggestions regarding the provision of 'sealed' access covers, omitting step irons in access points over 1m deep and testing construction of access points.	Comments noted, but not considered material for the purposes of the building bye-law requirements.	No change.
4.7		It is presumed that wastewater treatment plants will require discharge consent under the Water pollution (Jersey) Law. There is no reference to this effect in the	Discharge consent under the Water Pollution Law is not normally required for wastewater treatment plants conforming to	No change.

		TGD 6 or any requirement for regular sampling and testing of effluent discharged from wastewater plants.	Planning and Building Bye-Law requirements. Planning policy guidance recommends that advice is sought from Environmental Protection when considering the installation of non-mains drainage systems. Guidance is given in the TGD 6 regarding the maintenance of wastewater plants including advice to check the outlet regularly to ensure the effluent is free-flowing and clear.	
4.8		TTS should be consulted regarding the location of any cesspool to ensure that effluent can be removed by tanker safely and effectively and the maximum distance of 30m for tanker access should be reduced for new builds.	It is considered the guidance given in relation to the siting of cesspools in the TGD 6 is sufficient to avoid any problems with servicing. The requirements are well established and the department has seen no evidence of any problems in this regard.	No change.
4.9		The guidance on overflows from greywater and rainwater harvesting tanks should be clarified. It needs to be made clear that overflows from greywater systems should discharge to a foul drainage system and overflows from rainwater harvesting systems should	Agreed.	Guidance in the TGD 6 to be clarified.

		discharge to a soakaway or other suitable surface water disposal route.		
4.10		The agreement of the Transport and Technical Services Minister is required to connect rain and surface water to any public sewer. This includes connections to a private sewer that connects to a public sewer.	Comment noted.	Guidance to be included in the TGD 6.
4.11		Any rainwater pipe which discharges into a combined sewer should do so through a trap and be kept separate from the foul drainage system up to the property boundary.	This is stated in the TGD 6 on pages 16 and 37.	No change.
4.12		No guidance is given on the drainage of paved areas.	Drainage of paved areas falls outside the scope of the bye-law requirements relating to rainwater drainage.	No change.
		Under the guidance given in respect of contaminated surface water runoff, attention should be drawn to the provisions of the Drainage (Jersey) Law 2005 with respect to the discharge of petrol to sewers.	Agreed.	Guidance to be extended to include reference to the provisions of the Drainage (Jersey) Law.