



Jersey

BUILDING BYE-LAWS (AMENDMENT No. 2) (JERSEY) 201-

Report

Explanatory Note

These bye-laws amend the Building Bye-laws (Jersey) 2007 in two respects.

The first is with reference to the target CO₂ emission rate and to the calculated CO₂ emission rate for new buildings. Those references are replaced with references to the rate of the energy performance for new buildings. The target rate of the energy performance for a building is specified in the relevant technical guidance document, as is the case currently for target CO₂ emission rates.

The second is with respect to foul water drainage and requirements for treatment systems. Currently, requirement 6.1 in Schedule 2 to the bye-laws sets out adequate systems of drainage, in order of priority, as being a public sewer, private sewer, cesspool or septic tank. Under the amending bye-laws in place of the reference to cesspool or septic tank, there is substituted a reference to, in equal priority, a cesspool or an appropriate packaged wastewater treatment work.

A packaged wastewater treatment work is defined in the amending bye-laws to mean a system constructed with minimal site work using prefabricated components in accordance with standards and specifications in the relevant technical guidance document. The amending bye-laws specify that such a system must be connected to an appropriate drainage field. A drainage field is defined in the byelaws to mean the system of irrigation pipes for percolating effluent into the surrounding soil.

Requirement 6.2 in Schedule 2 to the bye-laws setting out requirements for septic tanks and cesspools is amended to refer to packaged wastewater treatment works in place of septic tanks.



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BUILDING BYE-LAWS (AMENDMENT No. 2) (JERSEY) 201-

Made [date to be inserted]

Coming into force [date to be inserted]

THE MINISTER FOR PLANNING AND ENVIRONMENT, in pursuance of Articles 30 and 124 of the Planning and Building (Jersey) Law 2002, orders as follows –

1 Interpretation

In these bye-laws, the “principal bye-laws” means the Building Bye-laws (Jersey) 2007.

2 Bye-law 6 amended

In bye-law 6(1)(a) of the principal bye-laws for the words “wastewater treatment systems” there shall be substituted the words “packaged wastewater treatment works”.

3 Bye-law 17B amended

In bye-law 17B(2) of the principal bye-laws for the words “CO₂ emission rate” there shall be substituted the words “rate of the energy performance”.

4 Bye-law 17H amended

In bye-law 17H of the principal bye laws –

(a) for the heading there shall be substituted the following heading –

“17H Energy performance rate calculations”;

(b) in paragraph (1) for the words “CO₂ emission rate” there shall be substituted the words “rate of the energy performance”.

5 Schedule 2, requirement 6.1 amended

In Schedule 2, requirement 6.1, to the principal bye laws –

- (a) for clauses (c) and (d) there shall be substituted the following clause –
 - “(c) a cesspool or an appropriate packaged wastewater treatment work, the latter being connected to an appropriate drainage field.”;
- (b) for sub-paragraph (3) there shall be substituted the following sub-paragraphs –
 - “(3) In sub-paragraph (1) –
 - (a) ‘foul water’ means waste water that comprises or includes –
 - (i) waste from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste,
 - (ii) water that has been used for food preparation, cooking or washing, or
 - (iii) trade effluent;
 - (b) ‘packaged wastewater treatment work’ means a wastewater treatment system constructed with minimal site work using prefabricated components, such system being constructed and tested in accordance with standards and specifications in the relevant technical guidance document;
 - (c) ‘drainage field’ means a system of irrigation pipes, either sub-surface or on the surface soil, allowing effluent to percolate into the surrounding soil.
 - (4) For the purposes of sub-paragraph (3)(b) the relevant technical guidance document is one concerning the design and construction requirements for packaged wastewater treatment works.”.

6 Schedule 2, requirement 6.2 amended

In Schedule 2, requirement 6.2, to the principal bye-laws –

- (a) in the heading for the words “Wastewater treatment system” there shall be substituted the words “Packaged wastewater treatment works”;
- (b) in sub-paragraph (1) for the words “septic tank and its form of secondary treatment” there shall be substituted the words “packaged wastewater treatment work and its drainage field”;
- (c) in sub-paragraph (2) for the words “septic tank, or holding tank that is part of a wastewater treatment system” there shall be substituted the words “packaged wastewater treatment work”;
- (d) in sub-paragraph (3) for the words “septic tank” there shall be substituted the words “packaged wastewater treatment work”;
- (e) after sub-paragraph (3) there shall be added the following sub-paragraph –
 - “(4) In this paragraph “packaged wastewater treatment work” and “drainage field” have the same meaning as in requirement 6.1.”.

7 Citation and commencement

These bye-laws may be cited as the Building Bye-laws (Amendment No. 2) (Jersey) 201- and shall come into force 7 days after they are made.

