



THE HIGHLAND COUNCIL
BUILDING STANDARDS

Professional Policy Note

Tundish Discharge

(05 JAN 2010)

BST-017

Purpose

The Highland Council Building Standards Professional Policy Notes are produced to inform and create uniformity and consistency of interpretation throughout the Highland Council area, thus promoting good practice and customer care for the benefit of our Stakeholders. Please note that this guidance note is based upon information available at the time of issue, and may be subject to change.

General

Mandatory Standard 4.9 requires that every building must be designed and constructed in such a way that protection is provided for people in, and around, the building from the danger of severe burns or scalds from the discharge of steam or hot water.

Clause 4.9.3 considers the discharge from an unvented hot water system in three parts. This policy document is concerned with providing clear guidance on the final discharge points acceptable to the Highland Council Building Standards Service.

Policy

As the Mandatory Standard requires, the discharge pipe termination should be in a **visible location** and installed so that discharge will **not endanger anyone inside or outside the building**.

The discharge point should be protected by one of the following methods;

1. above the water seal to an external gully and **below a fixed grating**;
2. up to 100 mm above external surfaces such as car parks, grassed areas, or hard standings; a wire cage or similar guard should be provided to both **prevent contact** with discharge and **protect the outlet** from damage, whilst **maintaining visibility**;
3. at **high level** into a hopper and downpipe of a material, such as cast iron, appropriate for a hot water discharge with the **end of the discharge pipe clearly visible**;
4. **onto a flat roof or pitched roof** clad in a material capable of withstanding high temperature discharges of water, such as **slate/clay/concrete tiles or metal sheet**, with the discharge point a minimum of 3 m from any plastic guttering system that would collect such discharges. Discharge at **high level** may be possible if the discharge outlet is terminated in such a way as to **direct the flow of water against the external face of a wall**. However, **evidence of the minimum height** of the outlet above any surface to which people have access and the **distance needed to reduce the discharge to a non-scalding level** should be **established by test or otherwise**.

Discharge terminations other than the above are acceptable, but the following **key requirements** should be met. If an alternative solution is proposed, then BSP – 12 should be followed and advice taken from a Team Leader or PBSS.

1. The discharge point is **external**
2. **Contact** with the end of the discharge pipe **is prevented**
3. The outlet is **protected from damage**
4. The discharge is **visible**
5. The discharge will **not cause damage** through its potential temperature **to building materials**