



Technical Guidance

'Y' junctions in drains under buildings

Question

Is it acceptable to have a 'Y' junction on a drain under a building?

Considerations

- NHBC Standards clause 5.3 – D3(a) refers to BS EN 752 for guidance on drainage design.
- BS EN 752 : 3 'Drains and sewer systems outside building – planning', says 'Every drain and sewer length should be accessible for maintenance and cleaning without the need to enter the building'.
- Access to 'Y' branches from upstream may be difficult or impossible to achieve and it is generally unacceptable to require the removal of plumbing fittings within the building to clear a blockage.
- Experience has shown that the risk of a blockage occurring in a drain run serving solely a wash hand basin is low.

Answer

With the exception given below, a drain serving a foul appliance should not be connected into another drain under the building using a 'Y' junction. Each drain should run to an access point outside the building. This access point will enable each length of the drain under the building to be rodded without the need to enter the building.

Where installed, a drain serving solely a wash hand basin that connects via a 'Y' junction under the building into another drain should not result in a reportable item being raised.

