

Rodding access to soil and vent pipes

(November 2024) (Third issue – supersedes March 2017)

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Question

Where should rodding access points be positioned on soil and vent pipes (SVPs) in blocks of flats?

Considerations

The most likely point of blockage in a SVP is where a bend occurs, such as the base of a stack.

Approved Document H, paragraph 1.34, recommends that rodding points should be provided in discharge stacks to give access to any lengths of pipes which cannot be reached from any other part of the system. These access points should be positioned above the spillover level of appliances.

Similar guidance can be found in the national annex to BS EN 12056-2: 2000, which says that the use of apparatus or equipment should not be impeded by the structure or other services. It also recommends that rodding access should be provided at 3 storey intervals or less and above the spillover levels of appliances.

Answer

In order to facilitate adequate access for rodding all lengths of SVPs, it is considered, as a minimum, that rodding access points and access panels should be provided at 3 storey intervals and positioned above the spillover levels of appliances.

As the most likely point of blockage would be where a bend occurs, it is considered that rodding access should be provided to ground floor flats. This may also be a useful location for the testing of the SVP.

To facilitate testing, an access point should be provided in the roof space or at flat roof level. This access point may also be considered for rodding purposes if this is reasonably accessible for use of rodding apparatus/equipment.

Rodding access in locations such as kitchen cupboards is unlikely to be acceptable as it may be below the spillage level of appliances and also would obstruct access for rodding apparatus/equipment.

Rodding access panels made through SVP castings should be of robust construction to maintain 30 minutes fire resistance (where fire resisting collars have not been used) and to maintain the sound insulation performance of the ductwork. The panels should be capable of being removed and replaced without causing damage to any applied finishes to the panel and/or the surrounding wall/casing.

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