

The Requirement

This Approved Document, which took effect on 1 April 2002, deals with the following Requirement which is contained in the Building Regulations 2010.

<i>Requirement</i>	<i>Limits on application</i>
Rainwater drainage	
H3. (1) Adequate provision shall be made for rainwater to be carried from the roof of the building.	
(2) Paved areas around the building shall be so constructed as to be adequately drained.	Requirement H3(2) applies only to paved areas: <ul style="list-style-type: none"> (a) which provide access to the building pursuant to requirement M1 (access and use of buildings other than dwellings), or requirement M2 (access to extensions to buildings other than dwellings), or requirement M4(1), (2) or (3) (access to and use of dwellings); (b) which provide access to or from a place of storage pursuant to requirement H6(2) (solid waste storage); or (c) in any passage giving access to the building, where this is intended to be used in common by the occupiers of one or more other buildings.
(3) Rainwater from a system provided pursuant to subparagraphs (1) or (2) shall discharge to one of the following, listed in order of priority: <ul style="list-style-type: none"> (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable, (b) a watercourse; or, where that is not reasonably practicable, (c) a sewer. 	Requirement H3(3) does not apply to the gathering of rainwater for re-use.

Guidance

Performance

In the Secretary of State's view the requirements of H3 will be met if:

- a. rainwater from roofs and paved areas is carried away from the surface either by a drainage system or by other means;
- b. a rainwater drainage system:
 - i. carries the flow of rainwater from the roof to an outfall (a soakaway, a watercourse, a surface water or a combined sewer),
 - ii. minimises the risk of blockage or leakage,
 - iii. is accessible for clearing blockages.
- c. rainwater soaking into the ground is distributed sufficiently so that it does not damage the foundations of the proposed building or any adjacent structure.