DRAINAGE AND SANITARY FACILITIES
INTRODUCTION

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Drainage

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PROVISIONS DEEMED TO SATISFY THE STANDARDS

(M2.1-M2.5) Wastewater and surface water drainage
(M2.6-M2.7) Discharges into a drainage system
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(M3.5-M3.7) Infiltration systems
(M4.1-M4.2) Sanitary facilities in a dwelling
(M4.4-M4.8) Sanitary facilities in a building other than a dwelling

ASTERISKS
Throughout the Technical Standards an asterisk against a standard denotes that a provision deemed to satisfy the standard or some aspect of the standard is specified at the end of the relevant Part.

ITALICS
Throughout the Technical Standards a term in italics is a defined term. The definition is listed in Part A, (General).
Introduction

1. The intention of this Part is to ensure safe and adequate drainage from a building and from paved surfaces within the curtilage of a building. It is also intended that there should be suitable and sufficient provision of sanitary facilities for buildings, other than schools which are covered by their own legislation. Suitable facilities for disabled people in schools will however require to be provided.

2. The standards in relation to Regulation 24 are intended to ensure that wastewater and surface water from a building are carried to a suitable point of disposal. Also any pipework and fittings by which wastewater and surface water are carried should be of suitable size and constructed to minimise the likelihood of leakage or blockage. It is also intended that the drainage system is sealed and vented in such a way as to prevent the escape of foul air into the building. In a dwelling, where it is not reasonably practicable to connect a wastewater drainage system to a public sewerage system, it will now be acceptable to install waterless closets. Installation of a waterless closet in a building other than a dwelling is not permitted except by a relaxation which may be granted by the local authority dependent upon local circumstances. There is also the option now to discharge greywater (from baths, showers, washbasins, sinks and washing machines) separately to ground.

3. Conventional piped surface water drainage systems can cause flooding and pollution and disrupt the water cycle to the detriment of water resources and the natural environment. An alternative approach is needed to reach a more sustainable solution. Sustainable urban drainage is a concept that focuses decisions about drainage on the environment and people. The concept takes account of the quantity and quality of surface water run-off and the amenity value of surface water in the urban environment. Sustainable Urban Drainage Systems (SUDS) are physical structures that are designed to store, treat and control surface water run-off making provision for the concept for sustainable urban drainage. Drainage methods inspired by natural processes therefore have now been introduced for surface water drainage. The approach to the disposal of surface water from within the curtilage of a building clearly needs to be considered at the earliest stage in the design development of a project. (See also the Scottish Executive Development Department’s Planning Advice Note No. PAN 61 - Planning and Sustainable Urban Drainage Systems)

4. A developer should be aware that, where mains drainage is not available, the Scottish Environment Protection Agency (SEPA) may, in some instances, issue a Prohibition Notice (a method whereby discharges are controlled). The local authority may wish to establish whether such a notice has been issued or whether SEPA intends to do so. A consent from SEPA is not automatically required for discharge to a soakaway but is always required before discharge of wastewater to controlled waters is permitted.

5. The standards in relation to Regulation 25 are intended to ensure the minimum provision of sanitary facilities considered necessary on grounds of health and convenience. To establish an adequate provision, an estimate of the number of persons likely to use the building must be submitted in writing to the local authority. In most cases a precise number can be provided or a realistic estimate made. Where the end use of the building is unknown at initial design stage, or an estimate cannot be made, it will be necessary to confirm the numbers later in the contract, perhaps through a staged building warrant application. The table of sanitary facilities for staff is based on tables in the Approved Code of Practice to the Workplace (health, safety and welfare) Regulations 1992 and the cost implications of non-conformity should prevent submission of inappropriate figures.

6. It is the intention that, where reasonably practicable, all dwellings shall be provided with accessible sanitary facilities for disabled people but it is recognised however that not all accessible sanitary facilities will be fully accessible to all disabled people. In all other buildings, where sanitary facilities are provided, facilities for disabled people will normally be required.

7. Unless stated to the contrary, the term disabled people always includes wheelchair users.
Regulations 24, 25

Drainage

24. A building shall be provided with adequate drainage to ensure the safe and hygienic disposal of wastewater from the building, and of surface water from the building and paved surfaces within the curtilage of the building.

Sanitary facilities

25. (1) A building, to which this Regulation applies, shall be provided with adequate and suitable sanitary facilities.

(2) This Regulation shall apply to all buildings other than a building or any part of a building to which the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 to 1979(a) apply in relation to numbers of sanitary facilities only.

(3) This Regulation shall not be subject to specification in a notice served under section 11 of the Act.

The Standards

M1 Application of Part M

M1.1 This Part sets out the required standards for Regulations 24 and 25.

M1.2 The standards in M2 apply to methods of draining wastewater and surface water (above and below ground) from all buildings to the point at which the discharge is made to a public sewer or to a wastewater treatment system or, in the case of surface water, to ground by Sustainable Urban Drainage Systems (SUDS).

M1.3 The standards in M3 apply to underground wastewater drainage systems from, and including, the treatment plant to the point at which the discharge is made to ground or receiving waters.

M1.4 The standards in M4 apply to buildings as follows -

a. M4.1 to M4.3 apply to dwellings only;

b. M4.4 to M4.9 apply to buildings other than dwellings;
   except -

   M4.4 to M4.6 do not apply to a building or part of a building specified in Regulation 25(2) other than for the provision of sanitary facilities for disabled people;

c. M4.10 applies to all buildings.

M2 Drainage

WASTEWATER AND SURFACE WATER DRAINAGE

M2.1* A building must be provided with a drainage system suitable for the safe and hygienic removal of wastewater from the building.

M2.2* To ensure the safe and hygienic removal of surface water from a building and from a paved surface within the curtilage of a building, there must be provided -

a. drainage using suitable SUDS techniques; or

b. a surface water drainage system complying with M2.4 to M2.7 and M2.9.

Note: PAVED SURFACE means any constructed hard surface more than 200 m² (including car parking), access to a dwelling required by Q2.1, and access to a building, other than a dwelling, required by S2.3.

M2.3* A wastewater drainage system of a building must be adequately ventilated to limit pressure fluctuations within the system and minimise the possibility of foul air entering the building.

M2.4* A drainage system must be suitably designed and constructed to minimise the risk of blockage and flooding.
M2.5 – M3.1

**M2.5** A drainage system must be suitably tested to ensure satisfactory installation, except -

there is no requirement to test the drain leading from a private wastewater treatment plant or septic tank.

**DISCHARGES INTO A DRAINAGE SYSTEM**

**M2.6** Where a discharge into a drainage system serving a dwelling contains silt or grit there must be suitable facilities for the adequate separation and removal of such substances.

**M2.7** Where a discharge into a drainage system serving a building, other than a dwelling, contains oil, fat, grease, volatile substances, silt or grit there must be suitable facilities for the adequate separation and removal of such substances.

**DISCHARGES FROM A DRAINAGE SYSTEM**

**M2.8** A drainage system must be capable of discharging wastewater -

a. where it is reasonably practicable to do so, to a public sewer or public wastewater treatment plant provided under the Sewerage (Scotland) Act 1968, or

b. where it is not reasonably practicable to do so -

   i. to a private wastewater treatment plant or septic tank, or

   ii. where it is greywater, to ground via a readily accessible washable filter and thereafter an infiltration system, or

   iii. in the case of waste products from a waterless closet serving a dwelling, to a holding tank for safe disposal.

**M2.9** A drainage system must be capable of discharging surface water -

a. by suitable SUDS techniques, including a soakaway; or

b. to a public sewer provided under the Sewerage (Scotland) Act 1968; or

c. to a suitable outfall that will minimise the risk of environmental pollution; or

d. where it is rainwater from a building, to a storage container with an overflow discharging in accordance with sub-clause a, b or c.

**M3** Private wastewater treatment systems

**PRIVATE WASTEWATER TREATMENT PLANT OR SEPTIC TANKS**

**M3.1** A private wastewater treatment plant or septic tank must -

a. be suitable for its purpose; and

b. be provided with a suitably sealed, secure cover; and
c. incorporate facilities that will provide suitable access for inspection and sampling of the treated wastewater discharged; and

d. be located at a suitable distance from a building to prevent possible damage to its foundations; and

e. be located at a suitable distance from a boundary.

M3.2* A private wastewater treatment plant or septic tank must be provided with a suitable outlet to minimise the risk of environmental pollution.

M3.3* A private wastewater treatment plant or septic tank must have suitable access for desludging.

M3.4* Every building with a drainage system discharging to a private wastewater treatment plant or septic tank must have a suitably located label alerting the occupier to this.

INFILTRATION SYSTEMS

M3.5* An infiltration system serving a private wastewater treatment plant, septic tank or for greywater must be constructed in ground suitable for the treatment and dispersion of the wastewater discharged.

M3.6* An infiltration system serving a private wastewater treatment plant, septic tank or for greywater must be suitably designed and constructed as determined by the ground conditions into which the treated wastewater is discharged.

M3.7* An infiltration system serving a private wastewater treatment plant or septic tank must be suitably located to minimise the risk of pollution.

M4 Sanitary facilities

SANITARY FACILITIES IN A DWELLING

M4.1* Every dwelling must be provided with an adequate number of sanitary facilities.

M4.2* A waterless closet must be suitably designed and installed.

M4.3 Every dwelling must have at least 1 of the waterclosets, or waterless closets, (required by M4.1) on the accessible entrance storey as required by Q2.11 together with an activity space clear of any door swing, of at least 750 mm long x 800 mm wide in front of the watercloset, or waterless closet, in accordance with the diagram to this standard, except -

where level or ramped access suitable for disabled people is not required by Q2.1, such facilities must be provided -

a. on the storey accessible to disabled people; or

b. where there are no apartments on the storey accessible to disabled people, on the first storey above or below this storey containing an apartment.
SANITARY FACILITIES IN A BUILDING OTHER THAN A DWELLING

M4.4* A building, other than a dwelling, must be provided with an adequate number of suitable sanitary facilities for staff.

M4.5* A building of purpose groups 2, 4 and 5 must be provided with an adequate number of suitable sanitary facilities for people other than staff.

M4.6* A building, other than a dwelling, must be provided with an adequate number of watercloset cubicles designed to allow greater ease of movement within the cubicle.

M4.7* Where changing cubicles are provided in a building, at least 1 cubicle in 20, or part thereof, must be designed to allow greater ease of movement within the cubicle.

M4.8* In a building of purpose sub-group 2B containing bedrooms, other than in a place of lawful detention, at least 1 bedroom in 20, or part thereof, must be provided with sanitary accommodation accessible to, and suitable for, wheelchair users, either -

a. where serving 1 bedroom, en-suite with that bedroom; or

b. where serving more than 1 bedroom, accessible from a circulation area which is exclusive to the bedrooms.

M4.9 Where sanitary accommodation, accessible to and suitable for disabled people, is required, the total horizontal distance to be travelled from any accessible point to the sanitary accommodation must be not more than 45 m.

GENERAL REQUIREMENTS FOR A TOILET

M4.10 Every toilet must -

a. have a washbasin within -

i. the toilet itself, or

ii. an adjacent space providing the sole means of access to the toilet; and

b. be arranged so that the watercloset, or waterless closet, and washbasin are separated by a door from any room or space used wholly or partly for the preparation or consumption of food, except -

in a place of lawful detention.
Provisions deemed to satisfy the standards

WASTEWATER AND SURFACE WATER DRAINAGE

(M2.1) The requirements of M2.1 will be met where the drainage system is constructed and installed in accordance with -

a. for sanitary pipework, BS EN 12056-2: 2000;

b. for a drainage system outside a building, BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610: 1998;

c. for a sewer that is intended for vesting in the Water Authority, ‘Sewers for Scotland’;

d. for rainwater pipes and gutters, BS EN 12056-3: 2000.

(M2.2) The requirements of M2.2a will be met where suitable SUDS techniques are provided in accordance with ‘Sustainable urban drainage systems: design manual for Scotland and Northern Ireland’.

(M2.3) The requirements of M2.3 will be met where the wastewater drainage system is ventilated -

a. in accordance with Sections 4, 5, 6 and national annex ND of BS EN 12056-2: 2000; or

b. where provided, by an air admittance valve(s) installed in compliance with the conditions of certification by a notified body.

(M2.4) The requirements of M2.4 will be met where -

a. in the case of a paved surface, drainage is provided -
   i. in accordance with national annex NE of BS EN 752-4: 1998, or
   ii. where the paved surface provides access to a dwelling as required by Q2.1, or to a building as required by S2.3, by laying the surface to a fall of at least 1 in 60 to achieve natural run-off;

b. the bore of a pipe or drain does not diminish in the direction of flow, except -
   the bore of sanitary pipework may be reduced where connected to a pump installed in compliance with the conditions of certification by a notified body;

c. in the case of a sanitary appliance installed below the flood level of the drainage system with the possibility of surcharging, the drainage system is constructed in accordance with BS EN 12056-4: 2000;
**M2.4), (M2.9)**

Diagram to (M2.4)c: Flood level of a *drainage system*

![Diagram of a drainage system](image)

Diagammatic section through a typical basement area

- **d.** in the case of a *drainage system* discharging to a public sewer or to a sewer that is intended for vesting in the Water Authority, access to the *drainage system* is provided in accordance with the requirements of the relevant Water Authority.

**(M2.5)** The requirements of M2.5 will be met where the *drainage system* is tested in accordance with -

- **a.** for sanitary pipework, national annex NG of BS EN 12056-2: 2000;
- **b.** for a *drainage system* under and around a *building*, BS EN 1610: 1998.

**DISCHARGES INTO A DRAINAGE SYSTEM**

**(M2.6)** The requirements of M2.6 will be met for the separation and removal of silt or grit by incorporating removable grit interceptors within *surface water* gully pots.

**(M2.7)** The requirements of M2.7 will be met where separation and removal of oil, fat, grease and volatile substances is provided in accordance with -

- **a.** for light liquids such as oil and petrol, prEN 858-1 & 2: 1999;
- **b.** for fat or grease, prEN 1825-1 & 2: 1999.

The requirements of M2.7 will be met for the separation and removal of silt or grit by incorporating removable grit interceptors within *surface water* gully pots.

**DISCHARGES FROM A DRAINAGE SYSTEM**

**(M2.9)** The requirements of M2.9a will be met -

- **a.** where suitable SUDS techniques are *constructed* in accordance with ‘Sustainable urban drainage systems: design manual for Scotland and Northern Ireland’; or
- **b.** by a soakaway designed and *constructed* in accordance with -
  - **i.** BRE Digest 365 ‘Soakaway Design’, or

The requirements of M2.9c will be met where the outfall is to a watercourse, and complies with any notice and/or consent issued by SEPA.
PRIVATE WASTEWATER TREATMENT PLANT OR SEPTIC TANKS

(M3.1) The requirements of M3.1a will be met by a private wastewater treatment plant or septic tank designed, constructed and installed -

a. for a prefabricated septic tank, in accordance with BS EN 12566-1: 2000; or

b. in accordance with the recommendations of BS 6297: 1983; or

c. in compliance with the conditions of certification by a notified body.

The requirements of M3.1b will be met by a solid cover over the settlement tank capable of being removed by 1 person with the use of standard operating keys.

The requirements of M3.1c will be met where access for inspection and sampling of the final treated wastewater is provided in accordance with the diagram to this specification -

Diagram to (M3.1)c: Access for inspection and sampling treated wastewater

Diagrammatic section through chamber

The requirements of M3.1d will be met where every part of the private treatment plant or septic tank is located at least 5 m from the building.

The requirements of M3.1e will be met where every part of the private treatment plant or septic tank is located at least 5 m from the boundary.

(M3.2) The requirements of M3.2 will be met where the outlet -

a. when discharging from 5 or more dwellings or more than 15 population equivalent (based on BOD (biochemical oxygen demand) levels), is constructed in accordance with the requirements of a notice and/or a consent issued by SEPA. This may include an infiltration system described in (M3.6);

b. when discharging from less than 5 dwellings or not more than 15 population equivalent (based on BOD levels) and based on a ground assessment report taking account of the criteria listed in (M3.5)a and a percolation test, is -

i. constructed in accordance with the conditions of a notice and/or a consent issued by SEPA, or

ii. to ground, via an infiltration system.

(M3.3) The requirements of M3.3 will be met where access for a desludging tanker is provided to a working area -

a. that will provide a clear route for the suction hose from the tanker to the tank; and
(M3.3) – (M3.5)

b. that is not more than 25 m from the tank where it is not more than 4 m higher than the invert level of the tank; and

c. that is sufficient to support a vehicle axle load of 14 tonnes.

(M3.4) The requirements of M3.4 will be met where the label states -

‘The drainage system from this property discharges to a wastewater treatment plant (or septic tank, as appropriate). The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance’.

A suitable location for the label would be adjacent to the kitchen sink, gas or electricity consumer unit or the water stop cock.

INFILTRATION SYSTEMS

(M3.5) The requirements of M3.5 will be met where the suitability of the ground is demonstrated by a ground assessment and percolation test carried out in accordance with the following procedures -

a. Carry out a preliminary ground assessment. The following check list indicates the actions that should be taken and the type of information that should be collected -

i. consult SEPA, Local Authority Building Control Officer and the Environmental Health Officer as required,

ii. SEPA’s groundwater protection policy,

iii. underlying geology,

iv. whether the ground is liable to flooding,

v. nature of the sub-soil,

vi. implication of plot size,

vii. proximity of underground services,

viii. site topography and local drainage patterns,

ix. whether water is abstracted for drinking, used in food processing or farm dairies,

x. implication for and of trees and other vegetation.

The preliminary assessment may indicate that the ground is unsuitable for the installation of an infiltration system in which case an alternative disposal method should be considered.

b. A trial hole should be dug to determine the position of the water table and soil conditions. This trial hole will enable the sub-soil type to be determined. The trial hole shall be a minimum of 2 m deep, or a minimum of 1.5 m below the invert of the proposed distribution pipes. The trial hole should be left covered for a period of 48 hours before measuring any water table level. For safe and effective dispersal of the wastewater, the groundwater below the infiltration system must be at least 1 m below the bottom of the distribution pipes. It should also be noted that it is the seasonally highest level of the water table that should be determined for the infiltration area.
c. To determine the area of ground required, a percolation test is required to be carried out within, and to be representative of, the proposed infiltration area. The percolation test should be carried out using either of the following methods -

i. expert examination of the soil distribution analysis, using the method described in BS 1377: Part 2: 1990, or

ii. excavation of a percolation hole 300 mm square to a depth 300 mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary, the hole should conform to this shape at the bottom but may be enlarged above the 300 mm level to enable safe excavation to be carried out. Fill the 300 mm square section of the hole to a depth of at least 300 mm with water and allow it to seep away overnight. It is important to saturate the soil surrounding the test hole to simulate day to day conditions in an operational drainage field. Next day, refill the test section with water to a depth of at least 300 mm and observe the time (t) in seconds, for the water to seep away from 75% to 25% full level. Divide this time by 150 mm. The answer gives the average time in seconds (Vp) required for the water to drop 1 mm. Take care when making the test to avoid unusual weather conditions such as heavy rain, severe frost or drought. Carry out the test at least 3 times and take the average figure. At least 2 percolation holes, not less than 5 m apart, should be dug and tested 3 times each to obtain consistent results. The floor area of a sub-surface drainage trench required to disperse effluent from septic tanks may be calculated from -

\[ A = p \times V_p \times 0.25 \]

where \( A \) is the area of the sub-surface drainage trench, in m\(^2\); \( p \) is the number of persons served by the tank; and \( V_p \) is the percolation value obtained, as described above, in seconds/mm.

For wastewater that has received secondary treatment followed by settlement or for greywater, this area may be reduced by 20%, i.e.

\[ A = p \times V_p \times 0.2 \]

(M3.6) The requirements of M3.6 will be met by an infiltration system constructed -

a. where the percolation value (as demonstrated by the percolation test) is not more than 15 secs/mm, in accordance with the requirements of SEPA;

b. where the percolation value (as demonstrated by the percolation test) is more than 15 secs/mm and not more than 100 secs/mm, as -

i. a piped infiltration trench system in accordance with national annex NG.3 of BS EN 752-4: 1998, using perforated, rigid pipes with a smooth internal surface, or

ii. a piped infiltration bed system in accordance with the diagram to this specification, or

iii. any system described in (M3.6)c and d;
where the percolation value (as demonstrated by the percolation test) is more than 100 secs/mm and not more than 140 secs/mm, as -

i. a reed bed complying with the requirements of the BRE, Good Building Guide, GBG 42, Parts 1 and 2 together with a piped infiltration system described in (M3.6)b.i, (M3.6)b.ii, or a suitable outfall, or

ii. a constructed wetland, other than a reed bed, to a professionally prepared design and constructed by specialist contractor(s), or

iii. a proprietary filtration system designed, constructed and installed in accordance with the conditions of a notified body, or

iv. any other equivalent filtration system designed by a specialist in this subject and constructed by specialist contractor(s);
d. where the percolation value (as demonstrated by the percolation test) is more than 140 secs/mm -

i. as a system described in (M3.6)c. that does not use an infiltration system for the final treated wastewater, or

ii. where the piped infiltration system connects to a private wastewater treatment plant or septic tank serving not more than 1 dwelling, by designing and constructing the infiltration system using a specialist contractor, within a mound filter system in accordance with the diagram to this specification -

Diagram to (M3.6)d.ii: Cross-section through a typical soil covered mound filter system serving a single dwelling

Notes:
1. Notional percolation times should be determined for filter sand (e.g. in accordance with sand test in BRE, Good Building Guide 42, Part 2) and the area of washed gravel calculated from the formula given in (M3.5).
2. To provide venting of the filter, the upstream ends of the distribution pipes may be extended vertically above mound level and capped with a cowl or grille.
3. Surface water run-off and uncontaminated seepage from the surrounding soil may be cut off by shallow interceptor drains and diverted away from the mound. There must be no seepage of wastewater to such an interceptor drain.
4. Where the permeable soil is slow draining and overlaid on an impervious layer, the mound filter system should be constructed on a gently sloping site.

(M3.7) The requirements of M3.7 will be met by locating the infiltration system -

a. at least 50 m from any spring, well or borehole used as a drinking water supply; and

b. at least 10 m horizontally from any watercourse (including any inland or coastal waters), permeable drain, road or railway; and

c. at least 5 m from a building or a boundary.
SANITARY FACILITIES IN A DWELLING

(M4.1) The requirements of M4.1 will be met by providing sanitary facilities in accordance with the table to this specification -

<table>
<thead>
<tr>
<th>Appliance</th>
<th>Number of appliances</th>
</tr>
</thead>
<tbody>
<tr>
<td>watercloset, or waterless closet</td>
<td>1 where the dwelling is not more than 80 m² total floor area</td>
</tr>
<tr>
<td></td>
<td>2 where the dwelling is more than 80 m² total floor area</td>
</tr>
<tr>
<td>bath or shower</td>
<td>1</td>
</tr>
<tr>
<td>washbasin</td>
<td>1 per watercloset, or waterless closet</td>
</tr>
<tr>
<td>sink</td>
<td>1</td>
</tr>
</tbody>
</table>

Notes:
1. Where en-suite facilities are provided, access to at least 1 watercloset, or waterless closet, must be available other than through a bedroom.

(M4.2) The requirements of M4.2 will be met where the waterless closet is designed and installed in compliance with -

a. a National Sanitation Federation Certification to standard NSF 41; ‘Wastewater recycling/reuse and water conservation devices’; or

b. NSF International standard ANSI/NSF 41-1999; ‘Non-liquid saturated treatment systems’; or

c. the conditions of a certification by a notified body.
SANITARY FACILITIES IN A BUILDING OTHER THAN A DWELLING

(M4.4) The requirements of M4.4 with regards to number of sanitary facilities, will be met by providing sanitary facilities for staff in accordance with the table to this specification -

Table to (M4.4): Minimum number of sanitary facilities for staff [1]

<table>
<thead>
<tr>
<th>Number of staff</th>
<th>Number of waterclosets</th>
<th>Number of washbasins</th>
<th>Number of urinals</th>
<th>Sanitary facilities for disabled people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td></td>
<td></td>
<td></td>
<td>Where access for disabled people</td>
</tr>
<tr>
<td>1 to 15 [2]</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>is required by S2.6, sanitary facilities for disabled people</td>
</tr>
<tr>
<td>16 to 30</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>should be provided within the overall number of facilities</td>
</tr>
<tr>
<td>31 to 45</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>required, as follows -</td>
</tr>
<tr>
<td>46 to 60</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>1 additional watercloset, urinal and washbasin for every additional 50 males or part thereof</td>
</tr>
<tr>
<td>61 to 75</td>
<td></td>
<td></td>
<td></td>
<td>1-20 staff -</td>
</tr>
<tr>
<td>76 to 90</td>
<td></td>
<td></td>
<td></td>
<td>at least 1 watercloset in accordance with Diagram 1 to (M4.4).</td>
</tr>
<tr>
<td>91 to 100</td>
<td></td>
<td></td>
<td></td>
<td>Over 20 staff, either -</td>
</tr>
<tr>
<td>Over 100</td>
<td>1 additional watercloset, urinal and washbasin for every additional 50 males or part thereof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Female (or male)</td>
<td>1 to 5 [2]</td>
<td>1</td>
<td>1</td>
<td>a. at least 1 unit (wc and washbasin) of unisex sanitary accommodation in accordance with Diagram 2 to (M4.4), and accessed independently of any other sanitary accommodation; or</td>
</tr>
<tr>
<td>6 to 25</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>b. where provided integrally within separate sanitary accommodation for males and females, at least 1 unit (wc and washbasin) of unisex sanitary accommodation for each sex in accordance with Diagram 2 to (M4.4).</td>
</tr>
<tr>
<td>Over 25</td>
<td>1 additional watercloset and washbasin for every additional 25 females (or males), or part thereof</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Adequate sanitary facilities for males and females should be calculated from the number of staff likely to be employed in the building at any specific time. A written statement of the numbers should be submitted to the relevant Building Control Authority who may wish to verify the figures.
2. Separate sanitary facilities for staff are not required where fewer than 6 people are employed.
3. In a restaurant, café or similar food outlet, sanitary facilities provided for the staff should be reserved for their sole use, except in small premises where the total number of persons (staff and non staff) using the building is not more than 20, only 1 unit (watercloset and washbasin) of unisex sanitary accommodation need be provided.
The requirements of M4.4 with regard to suitable sanitary facilities, will be met by providing sanitary facilities for disabled people (as required by Table to (M4.4)) in accordance with Diagrams 1 and 2 to this specification -

Diagram 1 to (M4.4): Plan of accessible sanitary facilities in a small building

Notes:
1. The activity space must be clear of any door swing.
2. A wall hung washbasin may project into the activity space. (see Diagram 2 to (M4.4).
3. Two rails should be provided on either side of the watercloset and at least 1 should be of the wall-fixed, grab rail type.

Diagram 2 to (M4.4): Fully accessible sanitary facilities

Notes:
1. Door width is clear opening width.
2. A sliding door is an acceptable option.

(M4.5) The requirements of M4.5 with regard to number of sanitary facilities, will be met by providing sanitary facilities in accordance with -

a. for a building of purpose group 2, Table 2 to BS 6465: Part 1: 1994;

b. for a building of purpose group 4, Table 1 to this specification -
Table 1 to (M4.5): Minimum number of sanitary facilities for people, other than staff, in a building of purpose group 4

<table>
<thead>
<tr>
<th>Building type</th>
<th>Sales area of shop</th>
<th>Number of waterclosets [1]</th>
<th>Number of urinals</th>
<th>Sanitary facilities for disabled people</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shops (Class 1) and shopping malls [2-5]</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unisex over 500m²</td>
<td>1</td>
<td>1</td>
<td>Where access for disabled people is required by S2.6, sanitary facilities for disabled people should be provided within the overall number of facilities required, as follows -</td>
<td></td>
</tr>
<tr>
<td>male</td>
<td></td>
<td></td>
<td>at least 1 unit (wc and washbasin) of unisex sanitary accommodation in accordance with Diagram 2 to (M4.4), and accessed independently of any other sanitary accommodation.</td>
<td></td>
</tr>
<tr>
<td>1000m²-2000m²</td>
<td>1</td>
<td>1 plus 1 wc for each additional 2000 m² of sales area, or part thereof</td>
<td>2</td>
<td>plus 1 urinal for each additional 2000 m² of sales area, or part thereof</td>
</tr>
<tr>
<td>2001m²-4000m²</td>
<td>1</td>
<td>plus 2 wc for each additional 2000 m² of sales area, or part thereof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 4000m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>female</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000m²-2000m²</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001m²-4000m²</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 4000m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Shops (Class 2) and shopping malls [2-5]</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unisex over 1000m²</td>
<td>1</td>
<td></td>
<td>A greater provision may be required dependant upon the distance between facilities. (see M4.9)</td>
<td></td>
</tr>
<tr>
<td>male</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000m²-4000m²</td>
<td>1</td>
<td>plus 1 wc for each additional 3000 m² of sales area, or part thereof</td>
<td>1</td>
<td>plus 1 urinal for each additional 3000 m² of sales area, or part thereof</td>
</tr>
<tr>
<td>over 4000m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>female</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000m²-2000m²</td>
<td>1</td>
<td>plus 1 wc for each additional 3000 m² of sales area, or part thereof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001m²-4000m²</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 4000m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1. 1 washbasin should be provided for each watercloset, plus 1 washbasin per 5 urinals, or part thereof.
2. The definition of Class 1 and 2 shops is listed in Schedule 4 in Part A, General.
3. It has been assumed that the customers will be 50% male and 50% female. For different proportions the accommodation levels will have to be adjusted.
4. For shopping malls, the sum of the sales areas of all the shops in the mall should be calculated and used with this table. Sanitary facilities provided within a shop may be included in the overall calculation.
5. For shops with restaurants, additional sanitary facilities should be provided in accordance with Table 2 to (M4.5).
6. Should include baby-changing facilities.
7. Sanitary accommodation should be easily accessible and situated on the entrance floor and in large shops, on alternate floors.
c. for a building of purpose group 5, other than a building listed in sub-clauses d, e and f, Table 2 to this specification;

d. for sports stadia, as recommended in 'Toilet Facilities at Stadia';

e. for a school not covered by the Schools Premises (General Requirements and Standards) (Scotland) Regulations 1967 and 1979, Table 6 to BS 6465: Part 1: 1994;

f. for a place of higher education, the provision for a secondary school in Table 6 to BS 6465: Part 1: 1994.

Table 2 to (M4.5): Minimum number of sanitary facilities for people, other than staff, in a building of purpose group 5 [1]

<table>
<thead>
<tr>
<th>Building type [3-7]</th>
<th>Number of people</th>
<th>Number of waterclosets [2]</th>
<th>Number of urinals</th>
<th>Sanitary facilities for disabled people</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Buildings used for public entertainment</strong> (e.g. single-screen cinemas, theatres, concert halls and other premises without licensed bars)</td>
<td>male</td>
<td>1-100</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>[8]</td>
<td>101-200</td>
<td>1</td>
<td>plus 1 for each additional 80 males, or part thereof, over 100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>201-250</td>
<td>1</td>
<td>plus 1 for each additional 500 males, or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>over 250</td>
<td>1</td>
<td>plus 1 for each additional 500 males, or part thereof</td>
</tr>
<tr>
<td></td>
<td>female</td>
<td>1-40</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>41-70</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>71-100</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>over 100</td>
<td>plus 1 for each additional 35 females, or part thereof</td>
<td></td>
</tr>
<tr>
<td><strong>Restaurants, cafés, canteens and fast food outlets</strong> (where seating is provided)</td>
<td>male</td>
<td>1-400[9 10]</td>
<td>1 for every 100, or part thereof, plus 1 for each additional 250 males, or part thereof</td>
<td>1 per 50 males, or part thereof</td>
</tr>
<tr>
<td></td>
<td>over 400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>female</td>
<td>1-20 [9 10]</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>21-50</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>51-100</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>101-150</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>151-200</td>
<td>6</td>
<td>plus 1 for each additional 100 females, or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>over 200</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Public houses and licensed bars</strong> [12 13]</td>
<td>male</td>
<td>1-75</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>[11]</td>
<td>76-150</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>over 150</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Amdt: September 2001

22M
Table 2 to (M4.5): Minimum number of sanitary facilities for people, other than staff, in a building of purpose group 5 [1] (continued)

<table>
<thead>
<tr>
<th>Building type [3-7]</th>
<th>Number of people</th>
<th>Number of waterclosets [2]</th>
<th>Number of urinals</th>
<th>Sanitary facilities for disabled people</th>
</tr>
</thead>
<tbody>
<tr>
<td>female</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[10]</td>
<td>1-10</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>11-25</td>
<td>2</td>
<td>plus 1 for each</td>
<td></td>
</tr>
<tr>
<td></td>
<td>over 25</td>
<td></td>
<td>additional 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>females, or part</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>thereof</td>
<td></td>
</tr>
<tr>
<td>Swimming pools</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(bathers only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[14]</td>
<td>male</td>
<td>1-100</td>
<td>2</td>
<td>1 per 20 males</td>
</tr>
<tr>
<td></td>
<td></td>
<td>over 100</td>
<td>plus 1 for each</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>additional 100</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>males, or part</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>thereof</td>
<td></td>
</tr>
<tr>
<td></td>
<td>female</td>
<td>1-25</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>plus 1 for each</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>additional 25</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>females, or part</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>thereof</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Adequate sanitary facilities for males and females should be calculated from the number of persons the building is likely to accommodate in use. A written statement of the numbers should be submitted to the relevant Building Control Authority who may wish to verify the figures.
2. 1 washbasin should be provided for each watercloset, plus 1 washbasin per 5 urinals, or part thereof.
3. It has been assumed that the customers will be 50% male and 50% female. For different proportions the accommodation levels will have to be adjusted.
4. In multi-use buildings each function should be treated separately for calculating overall provision.
5. Where members of the public are permitted to use sanitary facilities provided for staff, a separate calculation should be made for each group and the total number of sanitary facilities provided accordingly.
6. There is no requirement to provide sanitary facilities in a building of purpose group 3, 6 or 7 for people other than staff, but where they are, they should be readily accessible to the public, e.g. off entrance hall or foyer.
7. Baby-changing facilities should be provided in buildings used for public entertainment, restaurants, cafés and fast food outlets where seating is provided.
8. In cinema-multiplexes and similar premises where the use of sanitary facilities will be spread through the opening hours, the level of sanitary facilities should normally be based upon 75% of total capacity. For single-screen cinemas 100% occupancy is assumed.
9. Only 1 unit (watercloset and washbasin) of unisex sanitary accommodation for both staff and customers need be provided where the total number of persons using the premises is not more than 20.
10. In the case of works and office canteens, the scale of provision may be reduced proportionally where there are readily accessible workplace sanitary facilities close to the canteen.
11. Number of customers should be calculated at the rate of 4 persons per 3 m² of effective drinking area (i.e. the total space of those parts of those rooms to which the public has access).
12. Public houses with restaurants should be provided with sanitary facilities as for licensed bars.
13. Public houses with public music, singing and dancing licenses should be as for licensed bars. The licensed area for public music, singing and dancing should be separated for calculation of occupancy and the provision of sanitary facilities should be in accordance with buildings used for public entertainment.
14. Sanitary facilities for spectators should be provided in accordance with buildings used for public entertainment.
The requirements of M4.5 with regard to suitable sanitary facilities, will be met by providing sanitary facilities for disabled people (as required by Tables 1 and 2 to (M4.5)) in accordance with Diagrams 1 and 2 to (M4.4).

(M4.6) The requirements of M4.6 will be met, where there are 4 or more watercloset cubicles in a group, by providing at least 1 cubicle in the group with an activity space in front of the watercloset in accordance with the diagram to this specification -

Diagram to (M4.6): Plan view of activity space

Notes:
1. The activity space must be clear of any door swing.
2. A wall hung washbasin may project into the activity space. (see Diagram 2 to (M4.4).

(M4.7) The requirements of M4.7 will be met where the changing cubicle is provided in accordance with the diagram to this specification -

Diagram to (M4.7): Changing cubicle

(M4.8) The requirements of M4.8 will be met where sanitary accommodation accessible from the bedroom, is provided, which -

a. has plan dimensions of at least 2.4 m x 2.0 m; and
b. has an outward opening or sliding door providing a clear opening width of at least 800 mm; and
c. contains a bath or a shower accessible to wheelchair users; and
d. contains a watercloset, washbasin and support rails arranged as shown in the Diagram 2 to (M4.4).