

OPERATION AND MAINTENANCE REQUIREMENTS

Regular inspection and maintenance is required to ensure the effective long-term operation of below ground modular storage systems. Maintenance responsibility for systems should be placed with a responsible organisation. Maintenance requirements for modular systems are described in Table 13.2.

Maintenance plans and schedules should be developed during the design phase. Specific maintenance needs of the system should be monitored, and maintenance schedules adjusted to suit requirements. Additional detail on the preparation of maintenance specifications and schedules of work is given in Chapter 22.

Table 13.2 *Modular systems – operation and maintenance requirements*

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms

Implementation of the CDM Regulations (DETR, 1994) and generic health and safety criteria are presented in Sections 2.5.10 and 3.4.2 respectively. Maintenance activities should be detailed in the Health and Safety Plan and a risk assessment should be undertaken.

6.5.9

Operation and maintenance requirements

The useful life and effective operation of a soakaway is related to the frequency of maintenance and the risk of sediment being introduced into the system. An easement should be considered where multiple properties discharge to a single soakaway, to ensure long-term access for maintenance purposes.

Operation and maintenance requirements for soakaways are described in Table 6.7.

Table 6.7 *Soakaway operation and maintenance requirements*

Maintenance schedule	Required action	Frequency
Regular maintenance	Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber.	Annually.
	Cleaning of gutters and any filters on downpipes.	Annually.
	Trimming any roots that may be causing blockages.	Annually (or as required).
Occasional maintenance	–	–
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs.	As required.
	Replacement of clogged geotextile.	As required.
Monitoring	Inspect silt traps and note rate of sediment accumulation.	Monthly in the first year and then annually.
	Check soakaway to ensure emptying is occurring.	Annually.