



# How to install your internal fixtures and fittings

A guide to help you install  
plumbing, appliances and  
fittings for residential and  
non-residential buildings

# Your water connection journey

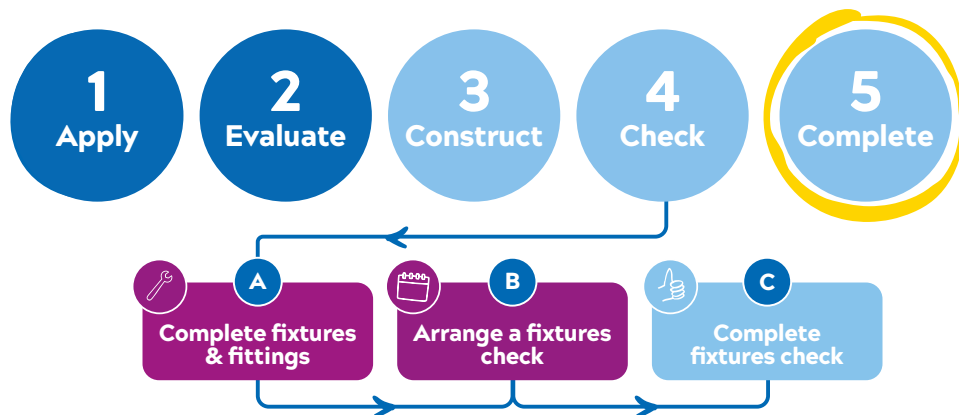
We're on hand every step of the way in your new water connection journey.

Here's a guide to help you complete

## Step 4A: Complete fixtures & fittings



Check your progress in  
Your 5 steps to completion



## Why do I need to install my pipework in a certain way?

- [The Water Supply \(Water Fittings\) Regulations 1999](#) are a legal requirement to keep water quality safe.
- They include information on how underground pipework and internal plumbing must be installed and maintained. And are similar in nature to Building Regulations and Gas Regulations.
- We must complete a check on the external pipework you have laid to make sure that it's safe to connect your water supply.
- We'll work with you to make sure your external pipework meets regulations.

## Who can install my plumbing and applications?

- We advise that you appoint a reputable contractor who is familiar with the Water Regulations standards to lay your pipework.
- You can find a list of [approved contractors](#) at [watersafe.org.uk](http://watersafe.org.uk)

### Quick information



If you use one of our approved contractors, we can move straight to **Step 5A: Fit water meter**. Just send us the certificate provided for your project.



# General information

If your water supply is for a non-residential property, there can be a greater risk to water quality because of how the water be used.

If your water supply is for a residential property, unless the property has a grey water or rain water harvesting system, the risk is reduced.

Before we make a connection to either, Anglian Water may check your plumbing and fittings.

This would be in addition to your **external pipework check**.

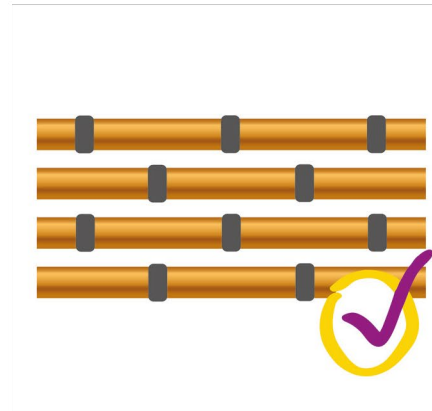
## Quick information



This advice is to help you get started.

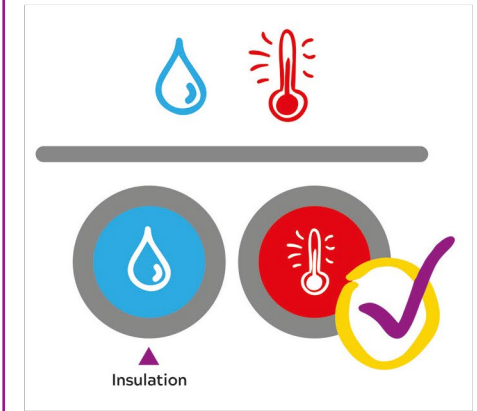
Please get in touch so we can provide bespoke support and advice for your project.

## Pipework



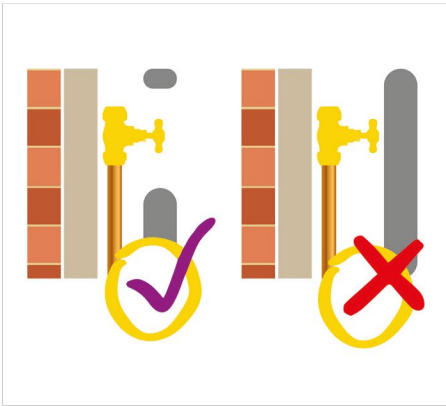
- All pipework must be clipped and supported.
- Pipework and fittings must comply with Regulation 4 of the Water Fittings Regulations.

## Hot and cold pipework



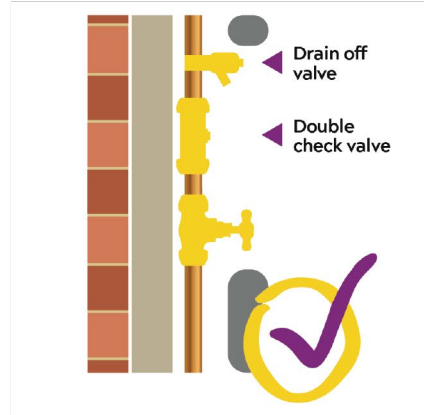
- Hot and cold water pipework must be insulated in all unheated areas, including garages and outbuildings.
- Hot and cold pipework under a solid floor must be insulated and in a continuous duct with no joints under the floor.

## Stop tap



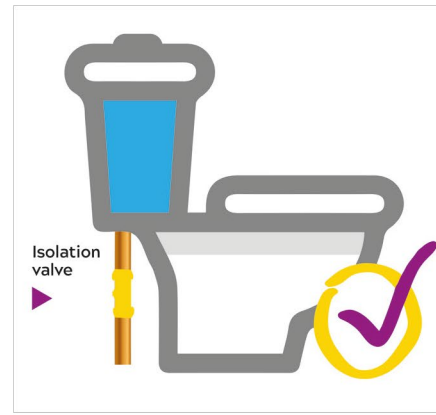
- Your internal stop tap must be easily accessible.
- Please don't box it in or obstruct it in any way.
- In flats and apartments, there should be a stop tap within each property as well as in the main communal area.

## Drain off valves



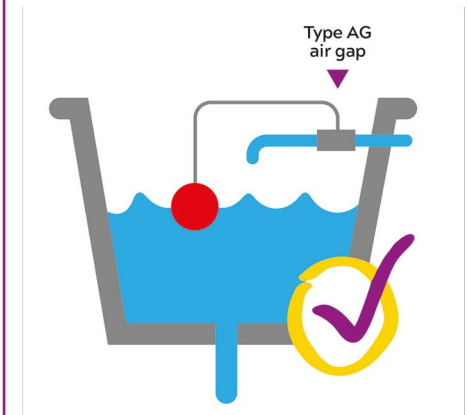
- Drain off valves are used to allow systems to be drained of water for repair and maintenance without excessive amounts of water being wasted.
- They should be placed at all low points sufficient to drain the system, close to places where the drained water will not be a nuisance.
- A double check valve should be installed above the internal stop tap.

## Cold water cisterns



- Cold water cisterns must have an accessible service valve, including those that are concealed.
- An isolation valve must be fitted and be easily accessible on toilets.

## Cold water cisterns



- Toilets must have a Type AG air gap in the cistern.
- If there is no Type AG air gap, a ball valve must be installed with a Type AG air gap.
- Urinals must have a 20mm air gap.

## Shower hose



Flexible shower hoses must have retaining clips to stop the shower head from reaching the toilet (and bath or shower depending on where it's being installed.)

## Cylinders and water heaters



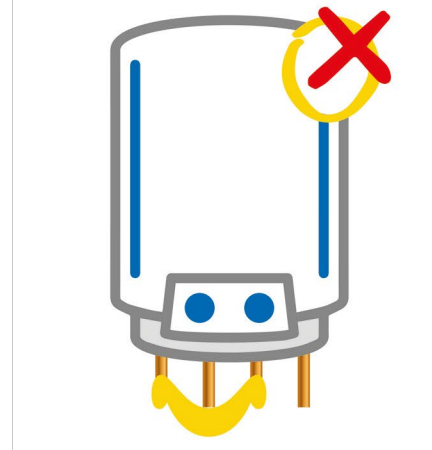
Cylinders must have safety devices fitted correctly.

For example, a tundish in an unvented hot water system.

A single check valve must be installed after draw off points.

A service valve must be installed on the supply pipe.

## Boilers

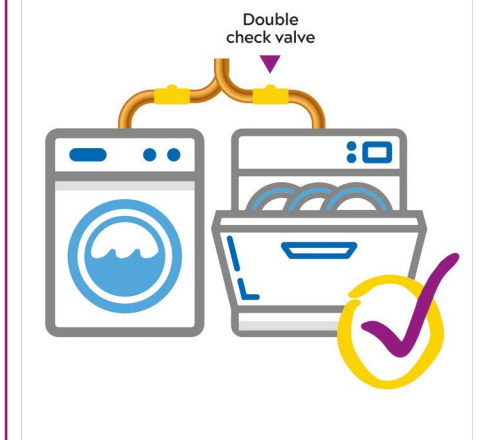


After the heating circuit has been fully charged, you must remove the temporary filling loop.

All manufacturer back flow prevention must be installed correctly on the supply side.

A service valve and double check valve must be installed on both sides of the open and closed circuit.

## Appliances

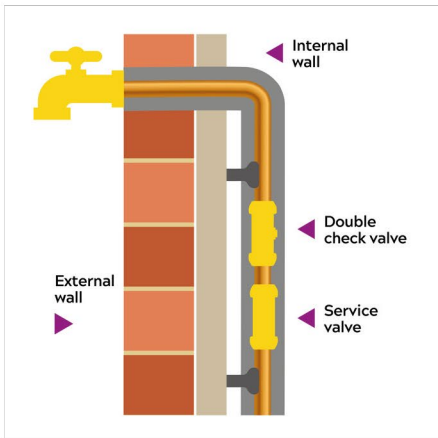


Service valves and double check valves should be fitted on all kitchen and laundry room appliances including ice machines, dishwashers and washing machines.

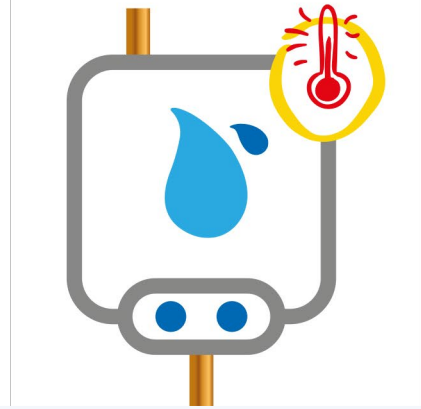
It is important that this is a double check valve and not a single check valve. The double check valve should not be built into the appliance.

Appliances must have an up to date approval certificate. Some toilet filling valves also require this.

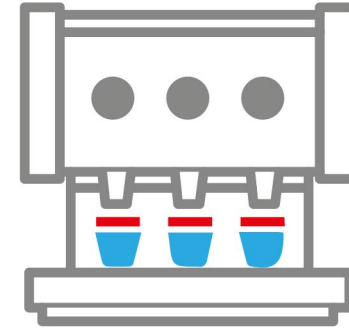
## Outside tap



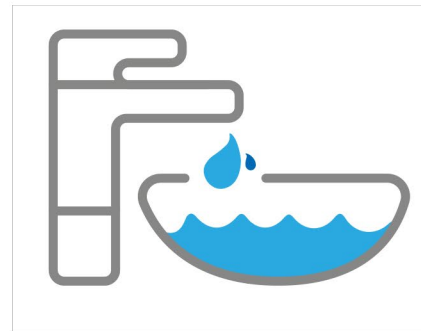
- Outside taps must have a double check valve fitted inside the thermal envelope of the building.
- A service valve must be fitted upstream of the double check valve.
- Do not use products where the double check valve is built into the outside tap.



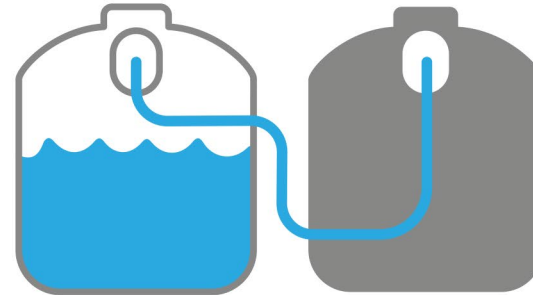
- Under sink water heaters must be installed to manufacturers guidance



- Drinks machines, fountains and fridge supplies must have a service valve and a double check valve on the supply pipe.



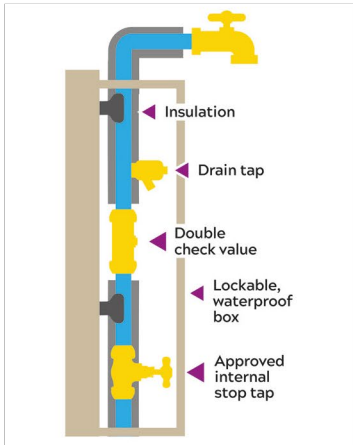
- Basins and sink unit taps must have a single check valve on the supply pipe.



- Booster tanks must have evenly balanced pipe supplies and have service valves installed on mains supply inlets.

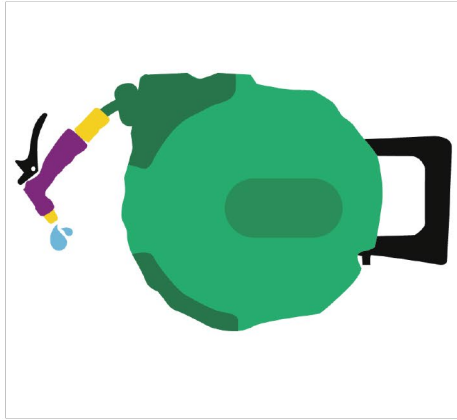


## Outside taps or standpipes



- Standpipes must be securely attached to a fixed post or structure.
- A double check valve must be fitted when serving a hose union tap.
- Pipework must be insulated.
- A drain-tap must be fitted immediately down-stream of the double check valve.

## Moderate commercial use



- When not in use, retractable wheels should be stored off the ground with a gun trigger on the end of the hose.

## Heavy commercial use



- If the water will be used for heavy commercial use, such as washing down slurry or mixing chemicals, supply from storage with an air gap.

## Quick information



If you're installing crop sprayers or a back up supply for a borehole, get in touch with your engineer who can support you further.

# Bespoke plumbing and fittings

Because the design of your water supply includes bespoke plumbing and fittings, there is greater risk to water quality.

Before we can make your water connection we'll also need to check your plumbing and fittings.

This is in addition to your **external pipework check**.

## Quick information



This advice is to help you get started.

Please get in touch with your engineer so that they can provide bespoke support and advice for your project. Their contact information is available on [InFlow](#).



# For further information

Please contact our water connections team if you have any further questions about how to lay your external pipework.

Call: **0345 60 66 087**

Email: [connections@anglianwater.co.uk](mailto:connections@anglianwater.co.uk)

