



## Inspections

There are currently limited vacancies for inspections, please remember inspections need to be booked **48hrs** before the inspection is required. The Plumbing Inspector covering the particular area on the day of inspection will call to discuss the nominated time.

Council’s Plumbing Inspectors are required to sight a rough-in, drainage, elevated pipe work and sub-drain and floor waste gullies under test.

All pipe work is to be clearly discernible at time of inspection. Any covered works will not be passed.

Council “no longer” will accept a Form 5—A Testing or Commissioning



Report or a Form 3—Covered Work Declaration.

“no longer” accept a Form 8 —An On-Site Sewerage Work Declaration.

Council is also required to inspect on-site sewerage systems and will

## Final Inspections

The responsible person is required to book a Final Inspection within 7 days of completion of work. All relevant certificates and forms relating to the responsible persons work are to be provided prior to, or at the Final Inspection. All associated forms and certificates are required if the building is transportable.

A **Form 19 - Final Inspection Certificate** will be issued if the work that has been carried out is compliant and the work is operational and fit for use. **Responsible person is to be present at final inspection.**

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## Water Services

Council is required to inspect above and below ground pipe work, all installations are to be under test with a gauge clearly visible. Some points of concern are clip spacing's not as per Table 5.6.4. Separation from metal straps and rods, other pipework and framework.



When pipes are concealed in conduit below the floor for island benches, all pipes are to have elbows before entering and after exiting the conduit and tails have appropriate fittings fastened to floor in an approved manner.

Thermal insulation is of concern and appears to be an area often overlooked. Council will be enforcing the requirements of insulation lagging at the inlet and outlet of storage water heaters and relief valves. On multiple installations insulate the whole manifold. On solar installations insulate the flow and return lines and pipework between the pre-heater and the storage water heater.

The correct separation from electrical conduit and wiring of 25mm shall be maintained in wall cavities. If the separation cannot be met the crossover is to be insulated.

A suitable grommet, insulation or sleeve is to be firmly secured in steel/metal frames.

## Water Heaters

Australian/New Zealand Standard AS/NZS 3500.4:2018 provides the deemed to satisfy solutions to comply with the Plumbing Code of Australia.

Placement of water heaters as close as practical to the most frequently used outlet points.

Unobstructed access shall be available to the controls and apparatus requiring maintenance. The heater shall be removable without major structural alteration. Water heaters are to be placed on a level, stable and impervious barrier.

Testing and Commissioning, Flushing is an important aspect which appears to be ignored. Flushing shall be conducted prior to the connection of the water heater, then before connection of tempering devices, strainers and aerators.

Drain lines shall not discharge into a safe tray and shall fall continuously to the point of discharge.

The point of discharge shall be located so the release does not cause a nuisance is discernible and incurs no risk of damage to the building or injury to persons.





## Vermin Proofing & Separation

Penetrations into cupboards and void spaces or through walls are to be vermin proofed with cover plates. The cover plates are to be fixed/fastened to the base or sides of the cupboard. This can be achieved with a silicone product or screws.

When water supply pipes are placed in a conduit below the floor for island benches there **should not be** an electrical wire in the same conduit. The conduit is to be free of moisture and sealed at finished floor level. The conduit should be a minimal size to allow drawing the water supply pipes through only.

The hot water supply pipe within the conduit is to be insulated with the correct 13mm lagging.



## Backflow Prevention



## Important Notice:

When installing or replacing a Backflow Prevention Device a **Form 9** – Registration and report on inspection and testing of backflow prevention devices, registered air gaps and registered break tank **shall be submitted to Council.**

When replacing or removing a device under a **Form 4 - Notifiable Work**, **shall be submitted to Council** as well as the QBCC, to maintain Councils register and records.

The Forms can be accessed via the following links:

<https://www.hpw.qld.gov.au/SiteCollectionDocuments/Form9%E2%80%94ReportOnInspectionAndTestingOfBackflowPreventionDevicesRegisteredAirGapsAndRegisteredBreakTanks.doc>

[https://www.qbcc.qld.gov.au/sites/default/files/Form\\_4A\\_Notifiable\\_work.pdf](https://www.qbcc.qld.gov.au/sites/default/files/Form_4A_Notifiable_work.pdf)

## Questions?

We are here to help.

Council's Plumbing Department

1300 79 49 29

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