



LET'S MEET COUNCIL'S NEW REGULATORY SERVICES PLUMBING AND DRAINAGE TEAM

Fraser Coast Regional Council Plumbing Inspectors

The Fraser Coast Regional Council has now achieved a full compliment of Plumbing Inspectors. From left to right, Tony Dwyer, Brady Anderson, Russell D'arcy, Jay Steffen and Senior Inspector Ashley Stackman. The team brings a wealth of knowledge across the board. Fraser Coast Regional Council is taking a different approach within the Plumbing team, aiming to provide better service to the region. The Plumbing Inspectors will rotate through the three zones quarterly and are upskilling to provide high level advice across all Plumbing, Drainage and On-site Sewerage.



Articulation

The [Plumbing and Drainage Regulation 2019](#). Schedule 6, Part 2, sets the requirements for permit application documentation. Under the new requirements if the soil classification for the premises

(under AS 2870—2011) is H, E or P— an **articulation detail** showing the articulation and a **sanitary drainage plan** indicating the articulation location is required. Plumbers and drainers need to familiarise themselves with these articulation

requirements. More information is available in the Department of housing and Public Works, Building and Plumbing Newsflash 569. The product suppliers can provide information on installation requirements.

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Inspection Openings

As per the AS/NZS 3500.2.2018, See fig 4.7.1. inspection openings shall be provided outside of a building, not further 2.5m along each branch connecting a WC. If a bathroom is situated inside a building an IO is required beside the last WC. Where practical the IO should be installed outside the building at the top of the branch drain.



Form 7

A person must supply the local government plumbing department a completed **Form 7 – Notification of Responsible** prior to commencing permit work. Since the change in legislation July 2019 the new **Form 1—Permit work application** does not have allocation for the responsible persons details . <https://www.hpw.qld.gov.au/SiteCollectionDocuments/Form1PlumbingDrainageRegulation2019.docx>

Temporary Construction Fixtures

The use of **temporary construction fixtures** has been discussed within the industry. Concerns around mining sites, campsites, construction sites and festivals sites were all raised in the context, these types of sites posed a greater risk to the community. The outcome is: if a construction fixture is connected to the water supply and sanitary drainage system it requires approval. This can be done as part of the permit application for the dwelling or buildings or can be a

separate permit application when they are stand alone festivals. An inspection will be undertaken to ensure the connection of the construction fixture complies with the relevant Act and Codes. A Form 18B—Inspection certificate—fit for use will be issued. Upon completion of the project or festival a final certificate can be issued when the water supply and sewer connection are disconnected and capped appropriately. If the construction fixture has its

own water supply and waste tank that is emptied off site no approvals are required.



Prefabricated Plumbing Modules

On 27 October 2016 the Australian Building Codes Board ‘the Board’ made a decision that prefabricated bathroom modules (also known as a ‘bathroom pods’) will be accepted in all plumbing jurisdictions as either:

- a purpose-built bathroom module – which is a product, as defined in the *National Construction Code 2016, Volume Three, the Plumbing Code of Australia (PCA)*, listed in the WaterMark Certification Scheme, that is WaterMark certified to

- the applicable product specification(s) and subsequently installed by a licensed plumbing practitioner. The product, comprising integral components, may be assembled or manufactured in any off-site location, nationally or internationally; or
- a prefabricated plumbing installation – which is regulated work, involving the interconnection of component products, undertaken or

approved by a licensed plumbing practitioner and subsequently installed by a licensed plumbing practitioner. The regulated work must be undertaken in the same jurisdiction as that having authority at the site of installation, in accordance with the legislated requirements for regulated work in that jurisdiction, and will not be required to be WaterMark certified as a product.

Treatment Plant Service Reports

Treatment Plant Service reports are to contain the same information as the new **Form 11– Service Report - Treatment Plant** provided by the Department of Housing and Public Works. <https://www.hpw.qld.gov.au/SiteCollectionDocuments/Form11PlumbingDrainageRegulation2019.docx> Fraser Coast Regional Council is currently working on electronic submission of service dockets.



Backflow Prevention Devices



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** <https://www.hpw.qld.gov.au/SiteCollectionDocuments/Form11PlumbingDrainageRegulation2019.docx> is to be submitted to Council. When removing a device under a Form 4 - Notifiable Work https://www.qbcc.qld.gov.au/sites/default/files/Form_4A_Notifiable_work.pdf Council is also to be notified to maintain the register and records.

Grey Water

After the recent dry spell Council received many enquiries regarding the use of grey water. To divert greywater from laundries and bathrooms, you can:

1. use a bucket to manually remove untreated greywater (except kitchen greywater)
2. connect a flexible hose to a washing machine outlet
3. as a licenced plumber, install a greywater diversion device or greywater treatment plant (**with local government approval**).

A greywater diversion device must have:

- WaterMark approval and comply with plumbing laws
- be fitted with a switch to divert greywater through to a subsurface irrigation system automatically
- divert to the sewer if there is a blockage and be installed by a licenced plumber

Questions?

We are here to help.

Council's

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1300 79 49 29



Email us
enquiry@frasercoast.qld.gov.au

