Fraser Coast REGIONAL COUNCIL

Volume 8, Issue 1— **PLUMBING UPDATE NEWSLETTER** **October 2023**

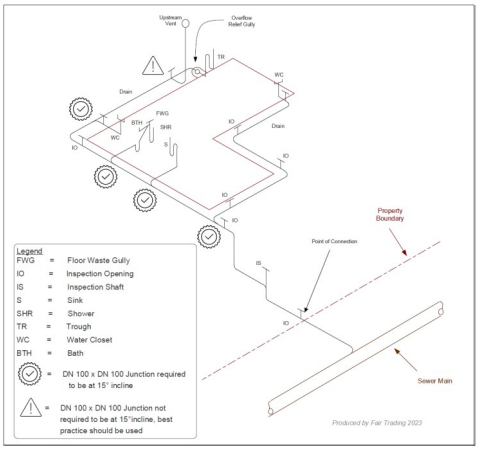
AS/NZS 3500.2:2021 - 6.6.2.4.2– New Installations

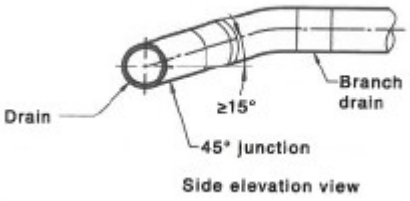
Where a junction is used to make the connection of a DN100 branch pipe to another DN100 pipe, the entry level of the branch pipe shall be elevated at an incline of not less than 15 degrees above the horizontal.
Note 2—Positioning the junction a minimum of 15 degrees above horizontal removes the probability of the partial backwash of a discharge into the branch drain causing stranding that can lead to blockages in the pipe.

As per 6.6.2.4.3 Other installations
The entry level of the branch pipe may be on grade -

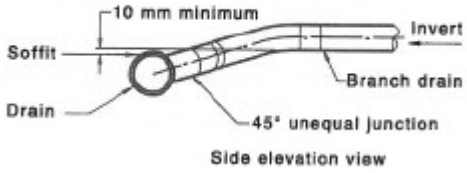
(a) for repairs or extensions to existing installations;
(b) Where WC pans are not connected upstream;
(c) Where the main and branch pipes are not DN100.

Where unequal junctions are used, the invert of the branch drain shall be at least 10mm higher than the soffit of the drain to which it connects.
Any Branch line downstream of a WC pan must be installed as per this clause.





Side elevation view



Side elevation view

AS/NZS 3500 Effective 1st May 2023

REMINDER—As of 1 May 2023, all plumbing modifications, expansions, additions, and changes must conform to the latest 2021 Version of the AS/NZS 3500 Australian Standard. It is important to stay informed about these impending modifications. The National Construction Code (NCC) 2022 sets out the requirements for the design and construction of a building in Australia, including Plumbing and Drainage. The NCC applies to new building work, plumbing and drainage work on new or existing service and in some cases it may also apply to structures associated with buildings. It is important to note that the NCC 2022 came into effect 1 October 2023.

Inside this issue:

QR2ID—Waste ID

Waste ID is a powerful and convenient online system developed by Amtac , which the Fraser Coast has engaged for the monitoring and managing servicing and testing compliance for On-site sewerage facilities. With approximately 5500 Plants to maintain, council has adopted WasteID for consistency and ease of use. WasteID stckers are currently being installed in electrical meter boxes of all properties that have a household sewage treatment plant installed. Currently over 2000 stickers have been installed, with the remainder to be installed by Christmas. All Service Agents will be required to register for a WasteID account and install the QR2id App on their smart device. Service Agent User Guides have been emailed to agents to help make a smooth transition. Please contact the Plumbing Department if you require any more information.

Inspection openings

A reminder , except for where inspection chambers are provided, inspection openings (Ios) for maintenance purposes shall be provided -

(a) outside of a building, not further than 2.5m along each branch drain connecting one or more water closets;

(b) At intervals of not more than 30m, with a minimum of one inspection opening on each main drain;

(c) At the connection to the network utility operator's sewer if not provided by the network utility operator;

(d) On the downstream end of the drain where any drain passes under a building except where only waste fixtures only are concerned;

(e) Where any new section of drain is connected to an existing drain;

(f) immediately at or upstream of the upper bend of a jump -up.

Please remember at least one I.O shall be raised to finish surface level on each main drain and be provided with an airtight removable cap, this must also be surrounded in such a manner that no traffic or structural loads are transmitted to the drain.

Nation Construction Code 2022

The NCC 2022 will be adopted by states and territories on 1 Oct 2023. The Plumbing Code of Australia Volume 3 will have key updates and also changes to the AS/NZS 3500 with a new 2021 series parts 1, 2 & 4. Some of the key changes are:

- Watermark
- Backflow
- Bush fire zone requirements
- Wet wells
- Drains in unstable soils
- Venting
- Penetrations in steel frames
- Jointing of plastic pipe methods
- Separation from electrical wiring
- Commercial pipework marking
- Rainfall intensity
- Heated water circulatory systems
- Heated water temperature control

Please refer to the ABCB website for details https://abcb.gov.au/

NCC Volume Three contains technical requirements for the design and construction for plumbing and drainage systems in new and existing buildings. Volume Three applies to these systems in all classes of buildings whenever plumbing work is carried out. Volume Three additionally applies to sites where water services are constructed independent of buildings.

Required Documentation

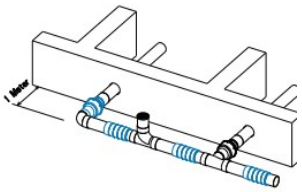
One of the main reasons Applications are not finalised and certificates not issued is the failure to submit documentation. A Form 7—Notification of responsible persons is required to be submitted prior to any permit work being undertaken. Applications that involve On-site Sewage facilities will also require a Form 7 from the installer and a Commissioning certificate for the plant. The plumbing Department receives several requests from Applicants/Builders enquiring of the status of their final Certificates, only to be told 'we are waiting on paperwork'.

Please also remember for commercial finals we require Form 9-Backflow, Commissioning reports for TMV's and As Constructed Drawings. Some Commercials may require independent pressure testing on mains and chlorination. All these must be complete prior to a Final Certificate being issued.

Site Classification

All building sites will have a Site Classification performed prior to new construction work being undertaken. The ground movement is predominantly due to soil reactivity under normal moisture conditions and should be classified based on the expected level of ground movement as nominated in the table below in AS2870-2011. Any site that has a classification of H,E or P requires articulation on the Sanitary drainage installation. At application stage a Sanitary drainage plan showing the articulation requirements is submitted. The installer is required to follow the requirements of this plan. If the engineers requirement is for expansions downstream of each junction externally they must be installed. They also must be installed as close to the building as possible when exiting from under the slab. It is also important to install them as per the manufacturer's recommendations. All manufactures of swivel expansion combination joints and expansion joints have installation details on their websites.

CLASS	General Definitions of Site Classes- FOUNDATIONS	Characteristic surface movement (Y_s) mm
A	Most sand and rock sites with little or no ground movement from moisture changes	
S	Slightly reactive clay sites which may experience only slight ground movement from moisture changes	$0 < y_s \leq 20$
M		$20 < y_s \leq 40$
H1	Moderately reactive clay or silt sites which may experience moderate ground movement from moisture changes	$40 < y_s \leq 60$
H2		$60 < y_s \leq 75$
E	Highly reactive clay sites which may experience high ground movement from moisture changes	$y_s > 75$
	Highly reactive clay sites which may experience very high ground movement from moisture changes	
	Extremely reactive sites which may experience extreme ground movement from moisture changes	



Questions?

We are here to help.

Council's Plumbing Department

1300 79 49 29