



## Online Plumbing Inspection Calendar

The Online Plumbing Inspection Calendar went live on the 01 August 2022 and has been well received by most.

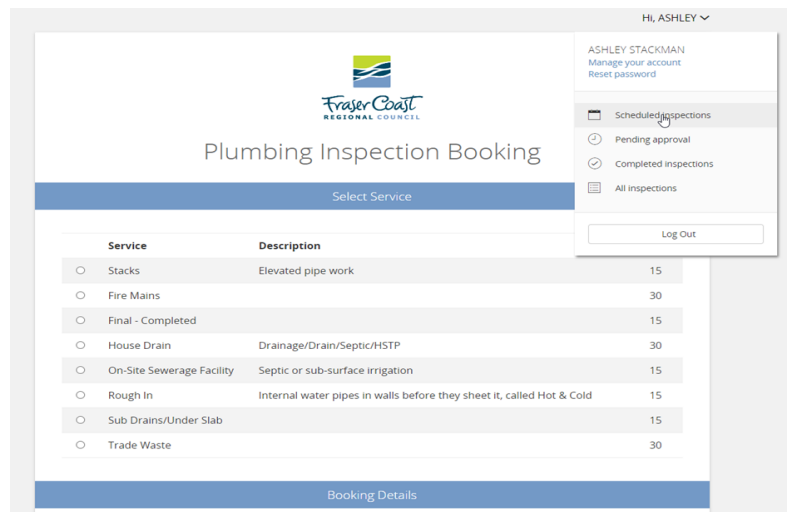
Change can be hard to embrace, however, the new system allows you to book your inspection online on the dates and at times available. The system factors inspection location and allows travel time for Inspectors.

**Please be mindful of when you book an inspection. You will be less likely to get the time you want if you leave your booking until last minute.**

The cut off time for booking an Inspection is 3:30pm the day prior.

Plumbing Inspection bookings will no longer be received via the call centre. Plumbing Inspectors are not able to book your inspections. Inspectors will not accept same day inspections via phone.

When inspections cannot be placed, please email details to : [ashley.stackman@frasercoast.qld.gov.au](mailto:ashley.stackman@frasercoast.qld.gov.au)  
We will endeavor to provide an inspection as required.



## Backflow Register

The Plumbing Department will soon be auditing backflow devices that have not received the annual service. If the Form 9 service report is not received by Council, the customer will receive an overdue notice, if this service is not conducted in the required time frame, a Penalty Infringement Notice will be issued to the customer.

Section 102(4) of the Plumbing and Drainage Regulation 2019 states 'The owner of the premises must also arrange for a backflow prevention licensee to maintain and test the device at least once each year after the device is registered.' Failure to have the backflow valve serviced will incur a 2 Penalty unit fine for an Individual and 8 Penalty unit fine for a corporation/business. At Present a Penalty unit is \$143.75.

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## Water Rough-in

Plumbing contractors undertaking water rough-in installations are to ensure that pipework is properly clipped and insulated and separation from electrical wiring is adhered to. Incorrect installation can result in damage to pipework or water hammer, resulting in leaks and can lead to structural damage to buildings. **For inspections all pipework must be visible and at a minimum pressure of 1500kPa.**

AS/NZS 3500.1:2018 -

Table 5.6.4 Spacing of Brackets and clips

Water services shall be supported and fixed at the intervals specified in Table 5.6.4-

Dn 15 - 20	Copper - 1.5m
Dn 15-18	Pex - 0.6m
Dn 20-22	Pex - 0.7m

AS/NZS 3500.1:2018 - 5.4.2 Concealed Piping

Water services located in timber or metal framed walls shall be installed as follows:

- (a) Timber wall framework - Holes or notches made in timber studs and plates in walls shall be in accordance with the following:
  - (ii) Where uninsulated pipes are used, a collar of lagging material or neutral cure silicone sealant shall be used to fill the annular space.
- (c) Metal framework - Holes drilled or formed in metal studs or plates shall be accurately sized to enable suitable grommets, insulation or a short sleeve of oversized pipe firmly secured in the framework to be inserted around the pipe, to ensure no direct contact between the frame and pipework.

## Final Plumbing Inspections

There have been several instances where a Final Inspection is booked, a Plumbing Inspectors initiates the final inspection but cannot complete the final as the plumbing is incomplete.

Incomplete Final Inspections have to be re-booked and take the inspector away from other contractors needing inspections. There are reports of leaking traps, shower hoses and temperatures

exceeding 50°C.

Flushing shall be conducted prior to the connection of tempering devices, strainers and aerators

Please ensure the property is checked prior to booking a Final and all Forms have been submitted to council.

A Form 19 - Final Inspection Certificate will only be issued if the work that has been carried out is



completed, compliant and the fixtures are operational and fit for use. Responsible person to be present at final inspection.

## Nation Construction Code 2022

The NCC 2022 will be adopted by states and territories on 1 May 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.

## OSSF Installations

Installers should be aware of the *Approved Design Report* and *Plumbing Permit*, and endeavour to comply with all the requirements and conditions of the report and permit. If the report requires the area to be scarified and gypsum added, this is a requirement, be mindful in category 5 and 6 soils, imported sandy loam/top soil may be required. It is the installers responsibility to ensure all notes on the report are followed.

When Indexing valves are required please ensure for installation in large terrain elevations, or applications with high lift requirements, the valve should be installed at the highest point in the system, to prevent the back flow of water from the higher locations to the lower zones. For any minor changes to the approved plan an amended as constructed plan from the designer is required.



## Illegal Plumbing

There have been recent reports of owners completing their own Plumbing and Drainage work. This practice is unacceptable, any owner or licenced person directing these works can result in penalties being applied.

The Plumbing and Drainage Act 2018 (PDA) and the Plumbing and Drainage Regulation 2019 outline strong penalties for breaches of the plumbing laws.

A breach of the law may result in:

- prosecution in the courts (maximum penalty units (MPU))
- on-the-spot fines (penalty infringement notices).

To protect public health and the environment, there are strong penalties for:

- unlicensed plumbing work
- offences that endanger health and safety.

The maximum penalties for unlicensed work align with similar offences under Queensland's building laws to create consistency across similar legislation.

Council has recently prosecuted two separate parties for breaches, resulting in fines and rectification works costing the owner money.



## Questions?

We are here to help.

Council's Plumbing Department

1300 79 49 29

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