



## YOUNG SHIRE COUNCIL PLANNING & ENVIRONMENT

# PLUMBING PIPELINE

Welcome to 2016 and this issue of Plumbing Pipeline! This is the Planning & Environment Dept's quarterly newsletter aimed at keeping a good line of communication open with our Tradies in the Plumbing & Drainage fields.

Lets keep the lines open and if there is anything (ruling, sizing issues, special requests) that you would like researched or mentioned, especially so we are all on the same page, please mention it to one of the Inspectors.

**Craig Filmer**

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## VENTING - Drainage

We have had some ongoing issues with the placement of vents lately. Dry vents are strictly not acceptable and their placement should be in accordance with Clause 3.9.2.1 of AS 3500.

### **Upstream vent**

**The upstream vent on any drain shall be connected -**

- (a) **to the drain downstream of any fixture or drainage trap connection, provided any un-vented section of drain upstream of the vent branch connection complies with Clause 3.10.3; or**
- (b) **at the vent extension of a stack located at or near the upstream end of the drain, provided any unvented section of drain upstream of the stack branch connection complies with Clause 3.10.**

## JOINTING - Primers

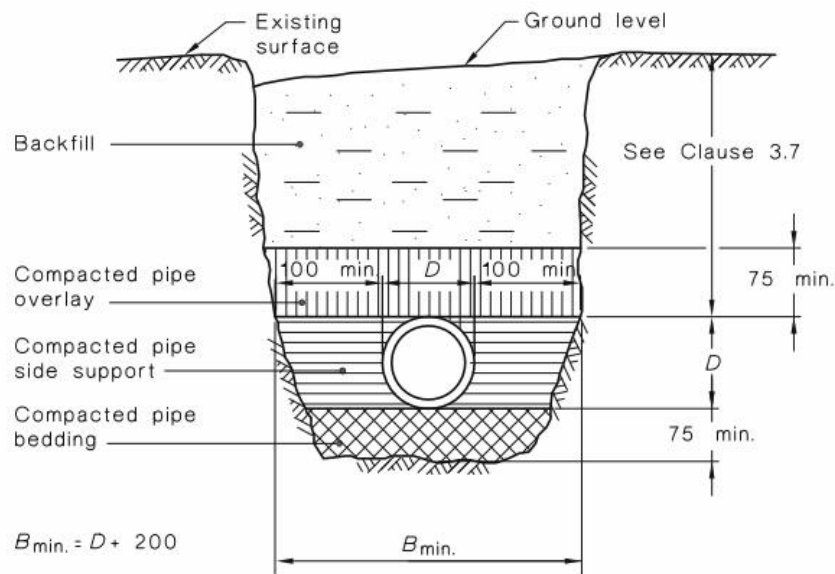
Just a friendly reminder that the National Plumbing & Drainage Code (AS 3500.2) requires that contrasting colours to be used between primer and glues for plastic pipe bonding.

The solvents and glues Australian Standard AS/NZS 3879 along with AS 3500 require the primer to be pink and for household drainage, the glue to be blue. Please do not use clear primer.

## Paperwork & Certification

Please ensure that the works are completed as required by the Standard and that diagrams and certificates are available before inspection.

We do not need to be chasing you up after the job and you do not want us hounding you. Lets get it done and wrap it at the time of the job and inspection.







## BEDDING, SIDE-SUPPORT & OVERLAY

We are finding that in some cases bedding is getting less attention to how it should be provided.

You are reminded that bedding of pipe work is mandatory under AS3500 and the diagram explains the correct method.

Allowable materials are listed in the standard but we do have a sample of an acceptable bedding material at the office that you can view if you wish to vary from the blue

### LEGEND:

-  Backfill
-  Pipe overlay
-  Pipe side support
-  Bed zone

metal that is commonly used. Please note that it is a requirement to cover the pipe work as per the diagram attached. Ensure you have bedding under and over the pipe work.

This matter will be an issue inspectors will be taking note of during inspections. If you have any queries, please call in and discuss with the team in order that you get the best result for your clients.



## SEPTIC TANK APPN'S (On Site Sewage Management Systems)

The standard of information supplied in Applications for these types of systems is starting to slip with applications not addressing Council's Policy (No 31- On Site Waste Water Management Systems in Unsewered Areas- see Council's web page at [www.young.nsw.gov.au](http://www.young.nsw.gov.au)).

This Policy has been written in plain English and addresses major study work on our Shire's soils as well as Aust Std 1547).

Please ensure that your application has the information as detailed in the column to the side of this.

You are further reminded that replacement trenches or any drainage work on a septic tank, without an approval in place, is an offence.

### Minimum Application information required;

- Site Plan showing all detail of the proposed system including the position of the dwelling, tank any application fields and proposed plumbing layout. All setbacks from building, boundaries and major trees must be shown.
- Design of System including the trench profile, landscaping or fencing that is required for system protection. All AWTS must have a specific land application area (garden beds) and this must be protected, fenced or vegetated appropriately.
- Designs for the Absorption trench profile or in the case of an AWTS, garden bed design for the application field
- Health Dept. Accreditation Certificate
- There must be a reserve absorption field or application area nominated

## Septic Appn & Sewer Appn Fees

Council's Fees and Charges for the 2015 - 2016 year are as follows;

Notice of Works including inspection fee	-	\$198.00
Extra inspections	-	\$110.00
Base Section 68 Application Fee	-	\$ 68.00

Please note these change from year to year and you will need to keep watch of the schedule.

## FROM THE OFFICE—REMINDERS

### Final Occupation Certificates (FOC)

Remember that Council will not issue an Occupation Certificate for the Owner or the Builder until the Plumber/Drainer has submitted the Drainage Diagram and Compliance Certificate.

### Compliance Certificates

Remember that as of the 1st of October 2012, all plumbing & drainage work was required to have a Compliance Certificate issued or the work is not legal. This includes emergency work and fines exist for failing to produce this certificate

### Pressure plumbing

Don't forget that the bedding requirements for external water supply pipes is similar to that of sanitary drainage. Australian Standard AS3500.1 states;

#### 5.10 BEDDING AND BACKFILL

The water services shall be surrounded with not less than 75 mm of compacted sand, or fine-grained soil, with no hard-edged object in contact with or resting against any pipe or fitting.

Please ensure these standards are adhered to and that laying of pipes under concrete paths be minimised or placed into conduit.

## ALTERNATIVE SOLUTIONS

All plumbing and drainage work must be undertaken in compliance with the Plumbing Code of Australia (PCA) and all Australian Standards as set out in Part A3 of the PCA.

Should there be an alternative solution proposed for the site it must be pre-approved by Fair Trading NSW before the commencement of works and notification of the determination received by Council . Alternative Solutions are not simple and include any variation to the standards such as hybrid systems. Ensure that you know what system you are proposing especially when undertaking stack work.

Council's officers can not approve or pass any modified systems that do not have the pre-approval of Fair Trading and the installation of such systems is an offence under the Plumbing and Drainage Act 2011. You should also note that there are further costs involved in undertaking alternative solutions and you should discuss these with fair trading before proposing such methods to a client.

Our role is to regulate but also to form a partnership with the trades to get the best results for everybody.

## Regulatory Reminders

The NSW Plumbing and Drainage Act 2011 is very specific about what plumbing and drainage work is. The Act states;

### **Plumbing and drainage work—meaning**

*Note. The plumbing and drainage work to which this Act applies is commonly referred to as on-site plumbing and drainage work.*

(1) *In this Act, plumbing and drainage work means:*

- (a) *the construction of, or work on, a plumbing installation that connects, directly or indirectly, with a network utility operator's water supply system, downstream from the point of connection to a network utility operator's water supply system, or*
- (b) *the construction of, or work on, a plumbing installation that connects, directly or indirectly, with any other water supply system, if the construction or work is residential building work within the meaning of the [Home Building Act 1989](#), or*
- (c) *the construction of, or work on, a sanitary plumbing system, or*
- (d) *the construction of, or work on, a sanitary drainage system upstream from its point of connection to:*
  - (i) *a system for the disposal of sewerage, or*
  - (ii) *a system for the re-use of sewerage or other wastewater, or*
  - (iii) *an on-site wastewater management or treatment system, or*
  - (iv) *a network utility operator's sewerage system, or*
- (e) *any other type of construction or work declared by the regulations to be plumbing and drainage work.*

### **Exemptions for minor works relating to the giving of notices of work,**

*The following plumbing and drainage work is exempt from the operation of sections 9, 13 and 15 of the Act:*

- (a) *tap ware replacements,*
- (b) *kitchen, laundry or bathroom renovations, or replacement of fixtures such as sinks, toilets, basins and bidets, so long as no plumbing has been changed (**that is, the location of the fixtures has not changed**),*
- (c) *replacement of a hot water unit,*
- (d) *plumbing and drainage work to access a sewer line through an inspection opening or similar opening (including, for example, digging and exposing a sewer line and opening a section of a sewer line), but only if the work is for the purpose of preparing a sewer service diagram and no other plumbing and drainage work is undertaken.*

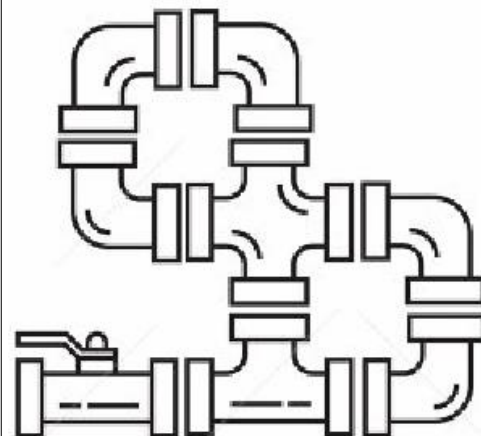
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## **BATH CONNECTIONS TO DRAINAGE**

Quite a few instances have been found in recent times of bath fixtures being drained into the sanitary drainage in an unsealed or tail pipe down the drain hole scenario.

The Aust Standard for Plumbing & Drainage AS 3500.2 requires that all fixtures be connected to the sanitary drainage via a sealed connection. For a bath, at the time of fitting a reducer cap style fitting or a tapered reducer (if there is room) is required.

There have been examples of sewer chokes or back-ups where the space under the bath is receiving an overflow of fouled water and is a very costly fix from this omission. Inspectors will be checking on this matter in the future.





## Regulatory Reminders (cont.)

As you can see the previous page covers pretty well much everything and were Council to enforce this fully, it would be a major impost on both contractors and Council. Fortunately there is room for common sense to prevail and Council will be requiring that the following work be notified as such;

### 1. All works undertaken under a Development Consent or Section 68 Consent;

Works undertaken as part of these Consents requires inspection as per the required inspection letter that is issued with the Construction Certificate. It is the responsibility of the plumbing contractor to ensure that they call the inspections and that they have seen and read the conditions of the consent in regards to any works they are undertaking on the site. Under these circumstances Council will not require a Notice of Work (NoW) but the requirement for a Compliance certificate and drainage diagram remain as mandatory documents and must be submitted to Council

### 2. Major alterations and re-plumbing of sites


When undertaking plumbing works on any site that requires the removal and refitting of sanitary drainage or reticulated plumbing such as the replacement of boundary risers and pipework that services a building you will be required to file a NoW with Council and payment of fees two days before the commencement of work. Further to this you will be required to call for inspections of the works inline with normal practice and issue a compliance certificate and diagram. This work includes the following;

- Excavation and replacement of any sanitary drainage
- Replacement and modification of stack work or suspended drainage
- Refit or alteration of plumbing and drainage to kitchens and bathrooms where the location is being changed or the fixed works are being replaced.
- Refits of plumbing and drainage work to dwellings and commercial sites.

### 3. Minor repairs and replacement works

This work includes all work that is listed as exempt by the Plumbing and Drainage Act and all emergency work. Council will not require a NoW for minor replacement of damaged pipe work in isolation where repair is required. However it should be noted that where ever this work may lead to modification of the existing system plumbers will still be required to issue a compliance certificate and drainage diagram and have it submitted to Council.





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## POLICY

### On-Site Wastewater Management Systems in Unsewered Areas

Adopted by Resolution of Council  
Resolution Number C2155  
Date: 21<sup>st</sup> September 2009  
Amended:  
Resolution Number  
Date vs Month Year

AS/NZS 3500.2:2003  
Incorporating Amendment No. 1 and 2

**STANDARDS**  
NEW ZEALAND  
PERFORMANCE EXCELLENCE

Australian/New Zealand Standard™  
Plumbing and drainage  
Part 2: Sanitary plumbing and drainage





## BASIX, CHOICES, CERTIFICATION

The BASIX system has been in for some time now and I think we have all settled into the routine. When we remember that the basic aim of this scheme is to reduce the property owner's reliance on utilities such as water, electricity and gas, its intent is one that should make modern living in times of rising commodity prices, more affordable.

It is timely whilst we are talking about reminders and refreshing what is needed and why we do it, to talk about a couple of issues. From supply through to final inspection, the correct choices on star ratings of certain fittings, non-return valves and air gaps on tank supply lines, volumes of tanks are all critical information that must be signed off on at the Final Inspection.

Firstly, before doing any work, it is critical to check the minimum ratings and volumes on the owners BASIX Certificate. It sounds fundamental, but too many certificates and modifications to consent are being required from poor up front product selection.

Other than this, good record keeping will aid your certification of the BASIX work done by yourself. Attach copies of invoices, supply specifications or product details to your final certification and the whole process will go along seamlessly.

### DID YOU KNOW ?

You do not have to wait for Council to be open to get a copy of any application forms you may need. All forms including Septic Tank Application Forms, Connection to Sewer Forms, Water Connection Forms and more, can be found at the Council Web Site;

[www.young.nsw.gov.au](http://www.young.nsw.gov.au)

For the sewer and septic forms look under **%Building & Planning+** tab, for the water forms please look under the **%Our Services - Water & Sewer+** tab.

Your home office then can function out of normal business hours.

### FRAMES & VENTS

Drainage pipes and especially educt vents are a constant source of concern at Frame Inspections. Timber framing (particularly load bearing frames) can not be notched or checked more than their minimum effective size to do their job in carrying loads.

Examples of sections of bottom plates being knocked out totally or severely compromised are being seen regularly. Builders are then required to do a large amount of framing alteration to get some result that barely complies.

It would be better to plan your drainage out beforehand and work with the builder to get the back corner of a cupboard or robe or linen press. Vent pipes are still permitted to be done on external walls as well. Affecting the structure and breaching a cavity are a poor solution to not planning first.

## CONTACTING COUNCIL

Council offices are part of the Town Hall complex and the Planning and Environment Staff are available for consultation between 9am and 11am daily at the counter. If you need to talk with someone outside of these hours could you please make an appointment to see the person you need to speak with.

Planning and Environment	6380 1203	<a href="mailto:enviro@young.nsw.gov.au">enviro@young.nsw.gov.au</a>
Other Council Enquiries	6380 1215	<a href="mailto:mail@young.nsw.gov.au">mail@young.nsw.gov.au</a>
Fax	6380 1299	

### The Development Compliance Team

Tim Stokes	<i>Senior Inspector</i>	Craig Filmer	<i>Department Director</i>
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		Ann McClelland	<i>Asst Technical Officer</i>

