

AS-CONSTRUCTED SANITARY DRAINAGE PLANS

PLUMBING SERVICES | DEVELOPMENT SERVICES FACT SHEET



Dedicated to a better Brisbane

Planning *for*
Brisbane's future

Brisbane City Council is committed to keeping Brisbane clean and green. This fact sheet has been developed to help plumbing contractors understand Council's requirements regarding as-constructed sanitary drainage plans for all classes of buildings.

As-constructed sanitary drainage plans

Brisbane City Council sets conditions requiring the provision of as-constructed plans of completed works that have been assessed. This ensures that up-to-date records of the installed sanitary drainage systems/plans can be retained and made available to property owners and contractors for future reference. To ensure these plans are meaningful and of a high standard, it is essential that the plans comply with strict requirements. Council's requirements regarding as-constructed sanitary drainage plans are set out below.

Single class 1a and 10a buildings

Council requires plumbing contractors to provide an as-constructed drainage plan of the in-ground drainage, including the connection details. The plan is to be drawn on the Council template to the standard shown in the example on page 2 and provided to the plumbing inspector at the sanitary drainage inspection. All information requested on the template, including the location of any articulation joints, must be provided.

Failure to provide the as-constructed drainage plan to the required standard may result in the inspection failing, which may incur further charges.

All other class buildings

A full size set of the stamped-approved hydraulic plans, including any subsequent amendments, must be on-site at all times. A Council plumbing inspector will mark-up the plans as applicable to the section of work inspected.

Failure to have all stamped-approved plans on-site may result in the inspection failing, which may incur further charges.

Prior to the final inspection, a full set of as-constructed plans in the same format as the stamped-approved plans should be emailed to Council at psg.admin@brisbane.qld.gov.au and be available on-site.

Our commitment to you

Council's Plumbing Services team is committed to delivering timely inspections to industry in line with our statutory obligations. By focusing our efforts on our core business of compliance assessment, we endeavour to provide a high quality service in an environment of increasing industry demands, from application through to the issuing of the compliance certificate.

For more information

Visit brisbane.qld.gov.au or contact the Plumbing Services team on 3403 8888.

Disclaimer: The content of this document has been developed to provide general advice and information for as-constructed sanitary drainage plans. Brisbane City Council expressly disclaims all liability for errors and omissions of any kind whatsoever whether negligent or otherwise for any loss, damage, injury or other consequences that may arise from reliance on this publication.



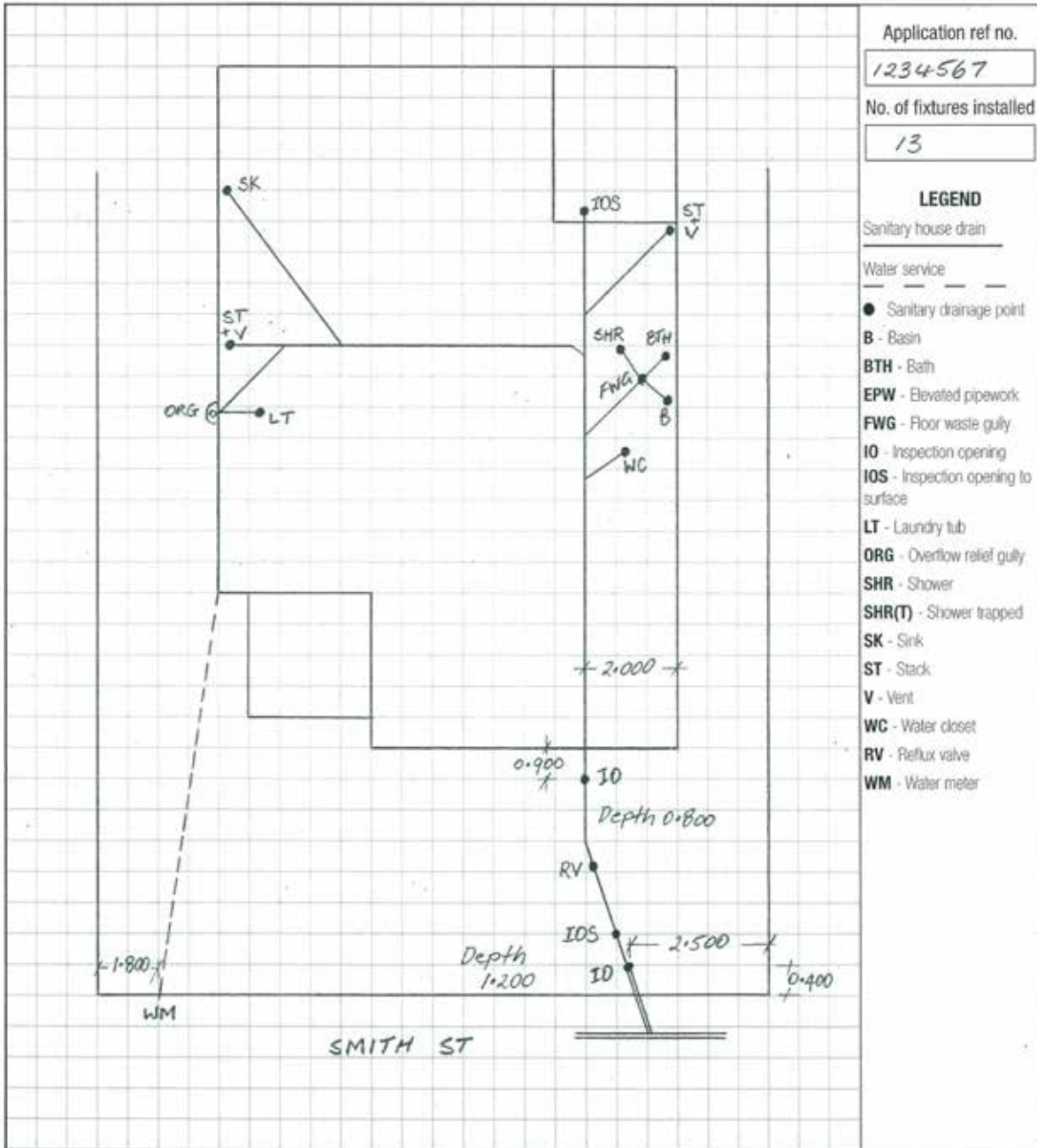
BRISBANE CITY COUNCIL ABN 72 002 765 795

As-Constructed Sanitary Drainage Plan

Dedicated to a better Brisbane

Address: 23 SMITH ST CARINA

Lot/Plan: LOT 2 SP 201406 Date: 27-09-17 DPN (Office use only)



Application ref no.
1234567

No. of fixtures installed
13

- LEGEND**
- Sanitary house drain
- Water service
- Sanitary drainage point
 - B - Basin
 - BTH - Bath
 - EPW - Elevated pipework
 - FWG - Floor waste gully
 - IO - Inspection opening
 - IOS - Inspection opening to surface
 - LT - Laundry tub
 - ORG - Overflow relief gully
 - SHR - Shower
 - SHR(T) - Shower trapped
 - SK - Sink
 - ST - Stack
 - V - Vent
 - WC - Water closet
 - RV - Reflux valve
 - WM - Water meter

NOTE: Location and depth of sewer connection shown was recorded at the time of the drainage inspection. Council accepts no responsibility for variations in depth caused by subsequent filling or excavation of the nominated property. Any existing drainage shown on this As Constructed drawing should only be considered as an approximation against its depth and location. A detailed survey is required to determine that exact depth and location sanitary drainage pipes and the property connection point depth/location to the Council supplied sewerage network.