

PLUMBING SERVICES COMMERCIAL FINAL PLUMBING INSPECTIONS



Dedicated to a better Brisbane

DEVELOPMENT SERVICES

Brisbane City Council has developed this guide to provide information to plumbing contractors about commercial final plumbing inspection bookings. This guide outlines Council's requirements for final inspections of commercial plumbing installations for which a permit has been issued. Checklists and examples of tables are provided below to assist industry in meeting these requirements.

Before requesting the final inspection

Council will not perform the inspection if the following requirements have not been met:

- all relevant fees have been paid
- one full set of electronic as-constructed drawings in the same format as the stamped approved plans, emailed to Council at psg.admin@brisbane.qld.gov.au
- Form 9 – Backflow Prevention Valve Test Report for each installed device with full payment (where applicable)
- compliance with all permit conditions.

At the final inspection

Council requires the following information be available onsite at time of the final inspection:

- one full set of signed and marked up stamped approved plans
- one full set of paper as-constructed drawings
- a copy of the following (where applicable):
 - fire service test reports
 - Form 9 – Backflow Prevention Valve Test Report for each installed device
 - proof of watermark/product certification for approved products
 - automatic meter reader commissioning certificate.

The paper as-constructed drawings with all associated forms and test certificates must be kept onsite for collection by the inspector performing the final inspection.

The plumbing contractor will be required to rebook the commercial final plumbing inspection if the above requirements have not been met. Additional inspection fees may apply.

As-constructed drawings

The as-constructed drawings shall be drawn to the same format and standard as the stamped approved plans and include the following:

- plumbing application number (all pages)
- drainage plan number (all pages)
- street address details (all pages)
- tenant/business name/floor/shop no. (all pages)
- owner (all pages)
- Real Property Description (RPD) e.g. Lot/RP or SP numbers (front/cover page)
- the words "AS CONSTRUCTED" (all pages)
- plumber's details, licence and phone number
- sub-water meter and master water meter table fully completed where applicable (* refer table page two)
- testable backflow prevention device table fully completed where applicable (**refer table page two).

Note: Council will not accept hand writing, hand drawing or white out on any plans.

Who should attend a commercial final plumbing inspection?

The plumbing contractor will need to meet the Council Plumbing Inspector at the site for the commercial final plumbing inspection.

How to arrange a commercial final plumbing inspection

To book an inspection, phone Council on 3403 8888. A minimum of 48 hours notice is required for all inspections.

What is the fee for a commercial final plumbing inspection?

For more information on Council's plumbing fees and charges, visit brisbane.qld.gov.au and search 'plumbing fees'.

Backflow payments

Form 9 Backflow Prevention Valve Test Report should be provided and all device registration fees paid before booking the final inspection. Backflow payments can be made by calling Council's Backflow team on 3403 8888.

Our commitment to you

When all documentation is received and the requirements of the commercial final plumbing inspection are met, Council will guarantee an inspection within two business days.

Further information

For more about plumbing and drainage, you can call Council on 3403 8888 for residential customers, or 133 BNE (133 263) for business customers 24 hours a day, seven days a week.

* Sub-water meter and master water meter table example

Sub meter table for (no.) street, suburb (postcode) - plumbing application no. 000000					
Unit no.	Serial no.	Meter location	Installation date	Meter reading - installation	Meter reading - end of construction
Master meter	CBP12376	Left hand side of driveway front boundary	10/01/2016	0.0000033	0.0000570
Unit 1	ABG322746	Path box right hand side of pedestrian entry	20/01/2016	0.0000010	0.0000258
Unit 2	ABG322892	Path box Left hand side of pedestrian entry	20/01/2016	0.0000015	0.0000250
Unit 3	ABG323547	Path box Left hand side of pedestrian entry	21/01/2016	0.0000010	0.0000180

** Testable backflow prevention device table example

Make	Type	Location of testable device and reason for its installation	Size (mm)	Serial number
TYCO	RPZD	Adjacent to grease trap rear right hand ground floor loading dock area, to clean grease trap	15	AZ10123
TYCO	DCV	Front right hand corner of property adjacent to master water meter for fire hydrant and hose reel system	100	B23307
TYCO	DCV	Front right hand corner of property adjacent to master water meter for irrigation system	25	B45879

Disclaimer: The content of this document has been developed to provide general advice and information on Council's required information prior to booking a Commercial Final Plumbing Inspection and the role of Plumbing Services Group. 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.

