

PLUMBING APPLICATION GUIDELINES

Compliance Assessment

Construction involving plumbing and drainage work within Scenic Rim Regional Council (Council) area is regulated within the requirements of the *Plumbing and Drainage Act 2002*, *Plumbing and Drainage Regulation 2003*, *Standard Plumbing and Drainage Regulations 2003* Codes and Standards.

All compliance assessable (plumbing) work requires Council approval and in each case an application must be lodged with Council together with required drawings and fees.

Fees include assessment and inspection charges. Council must be notified when relevant stages of plumbing and drainage work is ready for inspection. Such inspections assist Council in ensuring that plumbing and drainage work within the region is of a reasonable standard to maintain general health and amenity for the public.

IMPORTANT NOTICE: PRIVACY STATEMENT

Any personal information that Scenic Rim Regional Council collects throughout an application process is in accordance with the *Plumbing and Drainage Act 2002* and/or *Standard Plumbing and Drainage Regulation 2003* in order to assess the application. The information will only be accessed by Scenic Rim Regional Council for Council business related activities only. Your personal information is handled in accordance with the *Information Privacy Act 2009* and your information will not be given to any other person or agency unless you have given us permission or we are required by law.

1. REQUIRED DOCUMENTS FOR COMPLIANCE ASSESSMENT

All documentation must be submitted together otherwise the application may be returned.

Class 1 - Dwelling

- a) Fully completed current plumbing compliance assessment form 1.
- b) Fees (see separate schedule of fees).
- c) One (1) copy of a site plan showing clearly the boundaries and dimensions of the site, all existing buildings, location of proposed buildings with distances from boundaries, easements, building envelopes, dams, bores, location of on-site sewerage facility and disposal area and water tanks.
- d) One (1) copy of a soil report (reactive soil sites will require expansion and articulation details from a suitably qualified expert for the sanitary drainage design and installation).
- e) One (1) copy of a contour plan indicating relative levels of the site to AHD.
- f) One (1) copy of construction plans that include elevations, floor layout and site plans to scale and sufficient dimensions (minimum 1:100 scale).
- g) For unsewered areas:
 - OSSF – refer to section below.

NOTE:

- Minimum fixtures to comply with Building Codes of Australia (BCA).
- Application form must be completed and signed by the applicant. Evidence of land ownership will be required where Council's records indicate a different owner to that noted on the application form.

Class 10a - Garages, sheds, etc.

Where sanitary facilities (i.e. WC [toilet], shower) are proposed, a plumbing application is required. For documentation required refer to Class 1 - Dwelling above for details.

If the Class 10 shed or garage has existing **approved** plumbing and additional fixtures are to be installed, a plumbing contractor can perform the work under the Notifiable Works (Form 4) process.

Class 2-9 - Multiple Dwelling, Commercial and Industrial Building & Ancillary Structures
(As defined by Classes 2 through 9 in the Building Codes of Australia)

- a) Fully completed current plumbing compliance assessment form 1.
- b) Evidence of water or sewer connection approval from Queensland Urban Utilities (13 26 57).
- c) Fees (see separate schedule of fees).
- d) Three (3) copies of a site plan showing clearly the boundaries and dimensions of the site, all existing buildings, location of proposed buildings with distances from boundaries, easements, building envelopes, dams, bores, location of the on-site sewerage facility and land application area and water tanks (if applicable).
- e) Three (3) copies of a contour plan indicating relative levels of the site to AHD.
- f) Three (3) copies of construction plans showing floor layout and location of all fixtures to scale and sufficient dimensions (minimum 1:100 scale).
- g) On-site sewerage facility application fee (unsewered site only).
- h) Site and soil evaluation for on-site sewerage facility, by an evaluator registered with Scenic Rim Regional Council (unsewered areas only).
- i) Soil geotechnical report (if soil classification is identified as reactive soil, (reactive soil sites will require expansion and articulation details from a suitably qualified expert for the sanitary drainage design and installation).
- j) Three (3) sets of plumbing hydraulic services design including sanitary plumbing and drainage, water services (including fire), disposal of effluent, water storage, etc.
- k) Details of Special Fire Services (e.g. sprinklers, fire hydrants) as called for by the Building Code of Australia; in certain cases Queensland Fire and Rescue approved plans may be required.
- l) Evidence of Planning approval where required.

NOTE:

- Minimum fixtures to comply with Building Codes of Australia (BCA).
- Application form must be completed and signed by the applicant. Evidence of land ownership will be required where Council's records indicate a different owner to that noted on the application form.

- It is a requirement in Queensland that hydraulic services design carried out where the contract value is more than \$1,100 is required to be carried out by:
 - A person or company holding a current QBCC contractor's licence.
 - A registered professional engineers (RPEQ).
 - A plumbing and drainage contractor designing work that he or she will then carry out.
- Connection approval is required from Queensland Urban Utilities (13 26 57) if in a sewer or water supply area for commercial application.

2. ON SITE SEWERAGE FACILITY (OSSF)

Approval is required from Council for the installation of an OSSF. An application may be made by including the make and model on the Plumbing and Drainage Application Form 1.

The following information/details are to be lodged with plumbing applications (unless already provided) which include an OSSF:

- a) Full set of house plans, drawn to scale.
- b) Three (3) copies of site and soil evaluations for on-site effluent disposal, by an evaluator registered with Scenic Rim Regional Council.
- c) Soil geotechnical report (reactive soil sites will require expansion and articulation details from a suitably qualified expert for the sanitary drainage design and installation).
- d) Site plan indicating the location of the:
 - proposed on-site sewerage facility, including the effluent dispersal area;
 - existing and/or proposed buildings, water tanks, swimming pool, dam and bore; and
 - contour plan.
- e) On Site Sewerage Facility application fees (see separate schedule of fees).

3. FLOOD AFFECTED BLOCKS

Plumbing application for structures on flood affected blocks is referred to Council's Planning department for assessment. Approval may not be given or given with specific conditions, where it is determined that the site could be adversely affected by general or localised flooding.

4. UNSTABLE SLOPES

Where Council's Planning department information indicates that a proposed building site could be affected by unstable ground, a geotechnical engineer's slope stability report will be required to assist Council in a decision. If an On-site Sewerage Facility (OSSF) is to be installed, particular references to the OSSF and land application area are required in the geotechnical report.

5. PLANNING & DEVELOPMENT REQUIREMENTS

Applications may have to be referred to Council's Planning department. Applicants are advised to obtain planning approval with Council's Planning department (07) 5540 5111.

6. WATER

(a) Connections to Reticulated Water

Applications are to be made to Queensland Urban Utilities (13 26 57) on a separate form and applicants should first check whether a supply is available and whether it is 'constant flow' or 'on-demand'.

(b) Water Storage - General

If water storage tanks are proposed to be installed, the location and size of tanks must be shown on the site plan.

For constant flow water supply areas, a minimum size water storage tank applies in accordance with relevant planning schemes and development approvals. Where no reticulated water is available a tank capacity relative to the planning scheme is required for storage of rainwater.

7. REMOVAL DWELLINGS

Refer to details above under Class 1 - Dwelling for new application.

NOTE: A security bond is required before release of the compliance permit.

8. HEALTH AND ENVIRONMENT REQUIREMENTS

Applicants are advised to check with Council's Health Services Department on (07) 5540 5111 regarding requirements in the event of building on Contaminated Land and for Food Establishments.

9. PROCESSING OF COMPLIANCE ASSESSMENT AND ISSUE OF PERMIT

In order to enable applications to be processed within the required time frames, it is essential for the application to be complete in content and correct in detail. Should deficiencies be found in the application, an information request will be forwarded to the applicant requesting they provide additional information to satisfy the assessment requirements for the application.

10. BUILDING AND PLUMBING INFORMATION PACKS

Information packs are available on Council's website at www.scenicrim.qld.gov.au.

Should you require any assistance in completing your Plumbing Application, please contact the Building & Plumbing section on (07) 5540 5111.