

## **Changes to As Constructed Drainage Plans**

### **What are the changes?**

Currently, as part of the plumbing inspection process, Kingborough Council prepares 'as-constructed drainage plans' for Plumbers. However, as from 30 June 2018 Council will no longer offer this service.

Plumbers will be responsible for preparing and submitting their own 'as-constructed drainage plans' for drainage installations within the Municipality.

Plumbers will be required to provide their 'as -constructed drainage plans' for plumbing installations either before, or at the time of, the Council site inspection.

Failure to provide the required plan may trigger the need for payment for an additional inspection and the certification is likely to be delayed.

### **Is there a transition period?**

To assist with the transition, Council's Plumbing Surveyors can provide assistance and advice about the requirements and formats of 'as constructed plans'. Council will also allow a one month grace period from 30 June 2018 for Plumbers to submit the plans and to allow for assistance for plan preparation.

### **What is required for the 'as-constructed drainage' plans?**

'As-constructed drainage plans' lodged with Council must be completed to the minimum acceptable standard required by Council's Permit Authority.

The plans must be marked clearly with the Plumbing Permit Number and the property address in order for the Certificate of Completion for the plumbing work to be issued.

Plumbers should contact the designers of the building to secure an A3 sized, 1:200 scale pre-site plan of the property containing an outline of the building that they have installed drainage for.

This will help with the preparation of the 'as-constructed drainage plans'.

For more complicated plumbing installations, such as large scale commercial or industrial plumbing installations, the 'as-constructed plans' may need to be drafted using computer aided drafting software.

After the plumbing work and drainage plan has been approved by Council's Plumbing Surveyor, the Plumber should scan and send the drainage plans to Council's email at: [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au)

Please contact Council's Building and Plumbing Service Section on (03) 6211 8200 for more information in relation to this matter.

## The Process for Plumbers

Plumber completes plumbing installation and prepares as-constructed drainage plan of the plumbing installation in accordance with Council requirements (*See Council Example of an as-Constructed Drainage Plan*)



Plumber calls Council to book plumbing drainage inspection on 6211 8200.



Plumbing Inspector conducts inspection & whilst onsite assesses the following:

- Plumbers drainage plan to see if the drainage installation complies with the relevant plumbing permit; and
- the drainage plan to see if it has been prepared in accordance with Council's required standard.



Once plumbing installation and as-constructed drainage plan have been passed by the Plumbing Inspector the Plumber scans and emails the as-constructed drainage plan to the following email with the Plumbing Permit number, property address and Plumbers details clearly marked on the plan:

[kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au)



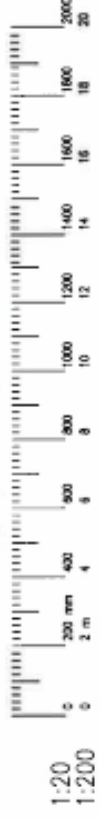
# AS- CONSTRUCTED DRAINAGE PLAN

PLUMBING APPLICATION NO: \_\_\_\_\_

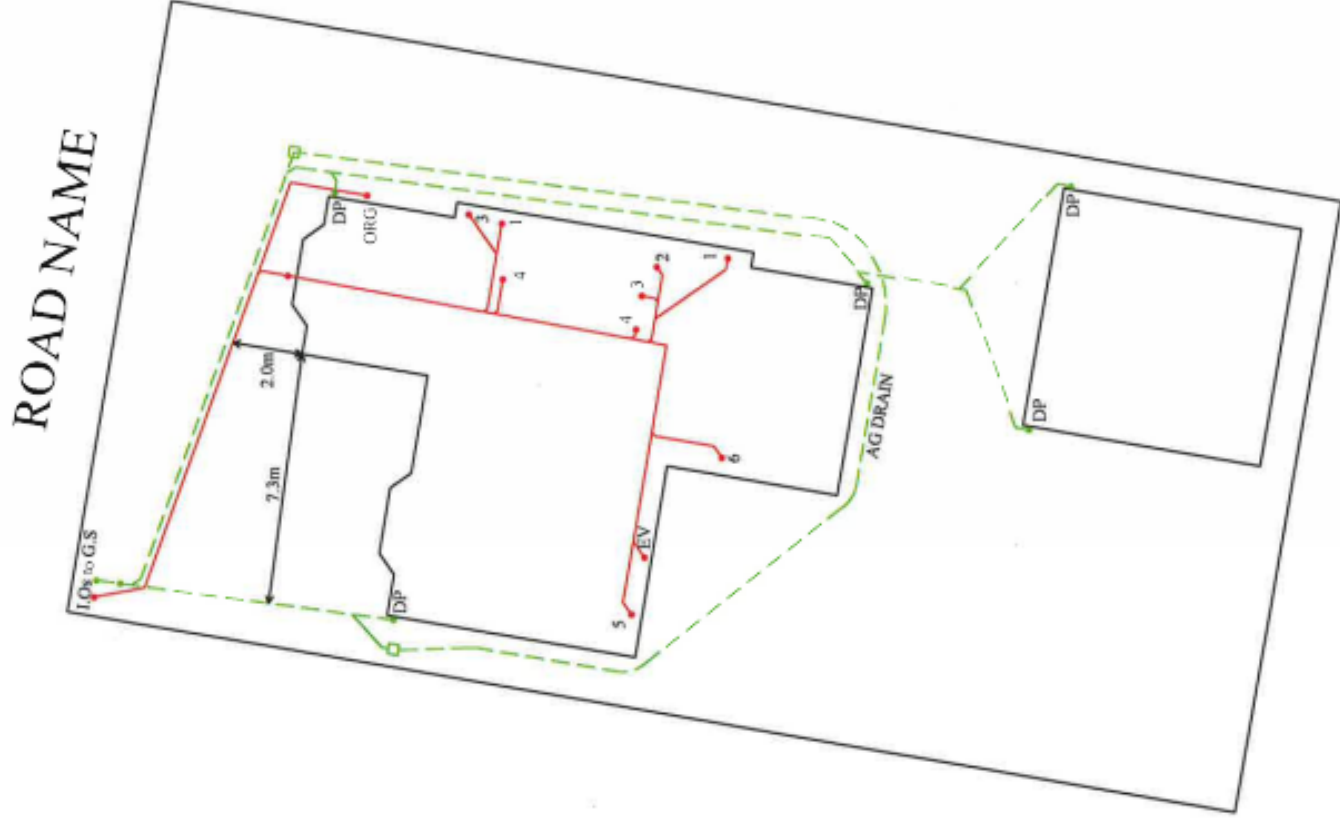
OWNER: \_\_\_\_\_

STREET NUMBER

SUBURB



Scale 1:200



EXAMPLE

**LEGEND**

1. Closet	S.V.P. Soil Vent Pipe
2. Bath	D.T. Disconnector Trap
3. Basin	I.O. Inspection Opening
4. Shower	U.V. Upstream Vent
5. Sink	O.B. Oblique Branch
6. Trough	O.R.G. Oblique Relief Gully
7. W. Machine	R.W.P. Rain Water Pipe
8. Urinal	G.I.T. Gully Disconnector Trap
9. Bidet	M.H. Manhole
10. Slop Hopper	S. Sewer
11. Cleaners Sink	S.W. Stormwater
12. Dish Washer	W. Water
13. Waste Vent Pipe	I.L. Invert Level
	F.W.G. Floor Waste Gully

Plumbers name:  
 Type of work:  
 Pipe sizes:  
 Date of installation:  
 Solid red line is the sewer drains  
 Dashed green line is the stormwater drains