



Plumbing and Drainage Act 2002

Standard Plumbing and Drainage Regulation 2003

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Queensland

Standard Plumbing and Drainage Regulation 2003

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Standard Plumbing and Drainage Regulation 2003

Part 1 Preliminary

Division 1 Introduction

1 Short title

This regulation may be cited as the *Standard Plumbing and Drainage Regulation 2003*.

2 Commencement

This regulation commences on 1 November 2003.

Division 2 Status of regulation

3 Status

- (1) This regulation is the Standard Plumbing and Drainage Regulation under section 145(2) of the Act.
- (2) This regulation can not be changed under a local planning instrument or a local law.
- (3) However, this regulation does not stop a local government making a local planning instrument or a local law dealing with matters outside the scope of this regulation that are related to plumbing and drainage work.

Division 3 Interpretation

4 Definitions

- (1) The dictionary in schedule 6 defines particular words and phrases used in this regulation.
- (2) A word defined in the dictionary as ‘see glossary’ has the meaning given in the glossary.

4A What is the *Queensland Plumbing and Wastewater Code* (or *QPW code*)

The *Queensland Plumbing and Wastewater Code* (or *QPW code*) is the document called the Queensland Plumbing and Wastewater Code, published by the department on 26 October 2017.

5 What are the *applied provisions* and *glossary*

- (1) The *applied provisions* are the documents listed in schedule 1.
- (2) The *glossary* is AS/NZS 3500.0:2003 (Plumbing and drainage—Glossary of terms).

6 Interpretation of applied provisions

- (1) This section applies to a word or phrase if—
 - (a) the word or phrase is defined in the glossary; and
 - (b) the word or phrase, or an expression that is in substance equivalent to the word or phrase, is also defined in schedule 6, other than as ‘see glossary’.
- (2) For applying the applied provisions under this regulation, a word or phrase to which this section applies is taken to have, to the greatest practicable extent, the meaning given in schedule 6.

Part 1A Prescribed matters for Act

6B Criteria for deciding application for compliance permit for greywater use facility in a sewerred area

The criteria the local government must, under section 85B(3) of the Act, consider in deciding an application for a compliance permit for compliance assessable work for, or that includes, a greywater use facility in a sewerred area are—

- (a) the proposed use of the greywater from the greywater use facility; and
- (b) the density of allotments within the relevant locality; and
- (c) the area of land available for dispersal of greywater, after allowing for—
 - (i) setbacks from the boundary of premises at which the facility is proposed to be installed; and
 - (ii) any impervious surfaces; and
- (d) characteristics of the terrain or soil of the premises and of the relevant locality; and

Examples of characteristics of the terrain or soil—

- shape of the surface of the land
 - gradient
 - nature and condition of soil
 - likely surface run-off
 - lateral and vertical drainage and seepage
 - a soil type that is unlikely to be able to assimilate biodegradable organic compounds and pathogenic bacteria
- (e) relevant hydrological and seasonal factors; and

Example—

exposure to sun and wind, rainfall patterns and transpiration from evaporation from vegetation

- (f) whether the application includes the information and documents mentioned in section 14B(3).

6C Notifiable work—Act, sch, definition *notifiable work*

- (1) This section prescribes notifiable work for the Act, schedule, definition *notifiable work*.
- (2) Plumbing and drainage work listed in schedule 2, part 1, item 1 is notifiable work.

Note—

Emergency work is listed in schedule 2, part 1, item 1.

- (3) Plumbing and drainage work listed in schedule 2, part 1, items 2 to 16 is notifiable work if—
 - (a) the work is not plumbing and drainage work listed in schedule 2, part 2, or minor work listed in schedule 3; and
 - (b) the work is carried out by a relevant licensee for any of the following—
 - (i) an existing building;
 - (ii) an extension to an existing building if the existing building is classified under BCA as a class 1 building;
 - (iii) a structure that is for an existing building if the existing building is classified under BCA as a class 1 building.

Notes—

- 1 Notice of notifiable work that has been completed must be given within 10 business days after completion of the work. See the Act, section 87.
- 2 See also the Act, section 81A for when notifiable work must be assessed for compliance with this regulation.

- (4) In this section—

existing building means a building that has drainage and an existing water supply.

relevant licensee, for plumbing and drainage work, means—

- (a) a licensee for the work; or

- (b) if the work is carried out by more than 1 licensee for the work and all the licensees are employed by the same employer to perform the work—the licensees for the work.

7 Minor work—Act, sch, definition *minor work*

For the Act, schedule, definition *minor work*, minor work is plumbing or drainage work listed in schedule 3.

8 Unregulated work—Act, sch, definition *unregulated work*

For the Act, schedule, definition *unregulated work*, unregulated work is plumbing or drainage work listed in schedule 4.

Part 2 Compliance with particular codes and standards

8A Compliance with Plumbing Code of Australia

- (1) Plumbing work and drainage work must comply with the PCA, other than part B4—Fire-fighting water services.
- (2) Plumbing work and drainage work complies with the PCA only if the work satisfies the relevant performance requirements under the PCA.
- (3) Compliance with the relevant performance requirements under the PCA can be achieved only by—
 - (a) complying with the relevant deemed-to-satisfy provisions under the PCA; or
 - (b) formulating an alternative solution under the PCA that—
 - (i) complies with the performance requirements; and
 - (ii) is shown to be at least equivalent to the relevant deemed-to-satisfy provisions under the PCA; or

- (c) a combination of paragraphs (a) and (b).

8B Compliance with QPW code

- (1) Plumbing work and drainage work must comply with the QPW code.
- (2) Plumbing work and drainage work complies with the QPW code only if the work satisfies the relevant performance criteria under the QPW code.
- (3) Compliance with the relevant performance criteria can be achieved only by—
 - (a) complying with the relevant acceptable solution under the QPW code; or
 - (b) formulating an alternative solution that—
 - (i) satisfies the performance criteria; and
 - (ii) is shown to be at least equivalent to the relevant acceptable solution under the QPW code; or
 - (c) a combination of paragraphs (a) and (b).

8C Relationship between PCA and QPW code

If the PCA is inconsistent with the QPW code, the QPW code prevails to the extent of the inconsistency.

9 Compliance with applied provisions

- (1) Subject to sections 11 and 12, plumbing work and drainage work must comply with the applied provisions.
- (2) Despite any provision contained in the applied provisions limiting the application of the applied provisions to certain premises or installations only, under this regulation the applied provisions apply, to the greatest extent possible, to all premises and installations.

11 Limited application of AS/NZS 3500.1:2003

- (1) This section applies to a local government if it is—
 - (a) carrying out compliance assessment of a plan for compliance assessable work; or
 - (b) conducting an assessment, investigation or inspection of compliance assessable work, notifiable work or minor work.
- (2) For the PCA, the local government may apply AS/NZS 3500.1:2003, section 6, for the assessment of fire services for premises only to the following aspects of the plan or work—
 - (a) the method of preventing contamination or pollution of the water supply to the premises;
Example—
providing a testable backflow prevention device upstream of a fire sprinkler system
 - (b) the method of jointing, supporting or fixing of the plumbing that is the subject of the plan or work;
Example—
the way a sprinkler head is connected to a pipe in a fire sprinkler system
 - (c) the use of the following items in the plumbing—
 - (i) a certified item;
 - (ii) an item allowed under section 31.

12 Limited application of AS/NZS 3500.4:2003

For applying AS/NZS 3500.4:2003 under the PCA, the reference in clause 1.9.2(b) of the standard to ‘all other buildings’ is taken to be a reference only to buildings classified under BCA as class 1, 2, 3 or 4 buildings.

12A Limited application of some applied provisions

The applied provisions mentioned in schedule 1, items 1 to 4, apply to plumbing work and drainage work—

[s 13]

- (a) to the extent that the applied provisions refer to plumbing work and drainage work; and
- (b) at the stage of completion of the work.

Part 3 Compliance assessment and inspection of notifiable work

Division 1 Preliminary

13 Application of pt 3

- (1) This part applies for compliance assessment by a local government of compliance assessable work and plans for the work.
- (2) This part also applies for inspection by a local government of notifiable work.

Note—

See the Act, sections 87(8) and 90(b).

Division 2 Assessing plans

14 General requirements for plans the subject of a compliance request

- (1) This section imposes requirements for a plan the subject of a compliance request.
- (2) The plan must be drawn to scale and show sufficient dimensions and information to allow the local government to assess the proposed plumbing and drainage.
- (3) Without limiting subsection (2), the plan must include, or be accompanied by, the documents or information mentioned in—
 - (a) any of the following—

- (i) for compliance assessable work—section 14A;
 - (ii) for compliance assessable work for, or that includes, a greywater use facility in a sewered area—sections 14A and 14B;
 - (iii) for compliance assessable work for, or that includes, a greywater use facility not in a sewered area—sections 14A and 14C;
 - (iv) for compliance assessable work for an on-site sewerage facility—sections 14A and 14D; and
- (b) if section 16(1)(b) applies—section 16(2).
- (4) The plan must show—
- (a) the name of the person who designed the plumbing and drainage; and
 - (b) for the person mentioned in paragraph (a)—
 - (i) if the person is registered or licensed under a law applying in the State to practise in the aspect of the work—the person’s registration or licence number; or
 - (ii) if the work is on-site sewerage work and subparagraph (i) does not apply—sufficient information about the person’s qualifications and experience to enable the local government to decide whether the person is qualified to design the on-site sewerage facility.
- (5) The information mentioned in subsection (4) must be shown—
- (a) on each page of the plan; or
 - (b) on a cover sheet at the front of the plan that references each page of the plan.
- (6) The person making the request must, if required by the local government, give the local government a reasonable number of copies of the plan.

14A Additional requirements for plans for compliance assessable work

- (1) This section applies, as well as section 14, to a compliance request for compliance assessable work.
- (2) There must be a site plan of the premises on which the compliance assessable work is to be performed showing each of the following—
 - (a) the location of proposed or existing buildings or structures on the premises;
 - (b) the ground levels and drainage invert levels, referenced to AHD or appropriately reduced levels, to indicate whether sanitary drains can gravity feed to the connection point for the sewer or on-site sewage treatment plant;
 - (c) the location of each connection point to—
 - (i) a service provider’s water supply or sewerage system; or
 - (ii) an on-site sewage treatment plant; or
 - (iii) a greywater treatment plant;
 - (d) if the work is to be performed on any of the following—the approximate location on the premises of the below ground water supply pipes and sanitary drainage pipes for any plumbing and drainage for the work—
 - (i) a building classified under BCA as a class 1 building, on a lot that is not part of a community titles scheme;
 - (ii) a building classified under BCA as a class 10 building;
 - (e) if the work is to be performed on a building other than a building mentioned in paragraph (d)—the proposed location and details of installation for any plumbing and drainage for the work.
- (3) If the compliance assessable work is work to be performed on a building mentioned in subsection (2)(d)—

- (a) there must be—
 - (i) a floor plan of the building; and
 - (ii) a plan showing the elevations of the building; and
 - (b) the location and details of the building's fixtures must be shown on each of the plans mentioned in paragraph (a).
- (4) If the compliance assessable work is to be performed on a building other than a building mentioned in subsection (2)(d), there must be a floor plan of the building showing the approximate location on the premises of each meter, and details of the specifications of each meter, for measuring the supply of water to any part of the premises.

14B Additional requirements for plans for greywater use facilities in a sewerred area

- (1) This section applies, as well as sections 14 and 14A, to a compliance request for compliance assessable work for, or that includes, a greywater use facility in a sewerred area.
- (2) There must be a site plan of the premises on which the work is to be performed showing each of the following—
 - (a) if the facility includes a greywater application area—
 - (i) the location of the area; and
 - (ii) the distances from the area to the following—
 - (A) the boundary of the premises;
 - (B) proposed or existing buildings or structures on the premises;
 - (C) any impervious surfaces on the premises, including, for example, paths for pedestrians and paved areas;
 - (b) the connection from the greywater treatment plant or greywater diversion device to sanitary drainage.
- (3) Each of the following must be included—
 - (a) a document showing that—

[s 14C]

- (i) the facility's greywater treatment plant has a chief executive approval; or
- (ii) the facility's greywater diversion device has plumbing code authorisation and certification;
- (b) sufficient information to enable the local government to decide whether any ponding or run-off of the greywater discharged could cause—
 - (i) a danger or health risk to any one; or
Example of a thing that may cause a health risk—
insufficient irrigation area to ensure long-term performance of a greywater use facility
 - (ii) odour that unreasonably interferes, or is likely to unreasonably interfere, with the use or enjoyment of any other premises;
- (c) if the work is for testing purposes—
 - (i) details of the testing approval for the proposed greywater use facility, including any conditions the chief executive imposes on the approval; and
 - (ii) any other information that the local government requires in relation to the testing;
- (d) details of the proposed use of the greywater from the greywater use facility.

14C Additional requirements for plans for greywater use facilities not in a sewered area

- (1) This section applies, as well as sections 14 and 14A, to a compliance request for compliance assessable work for, or that includes, a greywater use facility not in a sewered area.
- (2) There must be a site plan of the premises on which the work is to be performed showing each of the following—
 - (a) the location of the following—
 - (i) if the facility includes a greywater application area—the location of the area;

- (ii) the proposed greywater treatment plant or greywater diversion device;
 - (iii) any proposed or existing on-site sewage treatment plant;
 - (iv) any proposed or existing on-site sewerage application area, including the layout of drainage for, and the proposed method of applying greywater to, the area;
- (b) if the facility includes a greywater application area—the distances from the area to the following—
- (i) the boundary of the premises;
 - (ii) proposed or existing buildings or structures on the premises;
 - (iii) any proposed or existing on-site sewage treatment plant and on-site sewerage application area;
 - (iv) any impervious surfaces on the premises, including, for example, paths for pedestrians and paved areas;
 - (v) each body of water mentioned in paragraph (d);
- (c) the ground levels, referenced to AHD or appropriately reduced levels, to indicate whether sanitary drains can gravity feed to the connection point for the proposed greywater treatment plant or greywater diversion device;
- (d) the location of each body of water that may be affected by the greywater from the proposed greywater treatment plant or greywater diversion device;
- (e) details of the water supply to the premises;

Examples of details of the water supply—

- for compliance assessable work in the SEQ region—information to show the supply of water to the premises by a distributor-retailer is adequate
- information about the availability of water from on-site water tanks

[s 14D]

- (f) if the work is not for testing purposes—the proposed greywater treatment plant’s type and size.
- (3) Each of the following must be included—
 - (a) a site and soil evaluation report, within the meaning of the QPW code, for the premises;
 - (b) if the work is not for testing purposes—
 - (i) a document showing plumbing code authorisation and certification for the proposed greywater diversion device; or
 - (ii) a chief executive approval for the proposed greywater treatment plant;
 - (c) if the work is for testing purposes—
 - (i) details of the testing approval for the proposed greywater use facility, including any conditions the chief executive imposes on the approval; and
 - (ii) any other information that the local government requires in relation to the testing;
 - (d) details of the proposed use of the greywater from the greywater use facility.

14D Additional requirements for plans for on-site sewerage facilities

- (1) This section applies, as well as section 14, to a compliance request for compliance assessable work for an on-site sewerage facility.
- (2) There must be a site plan of the premises on which the on-site sewerage work is to be performed showing each of the following—
 - (a) the location of the following—
 - (i) the proposed on-site sewage treatment plant;
 - (ii) the proposed on-site sewerage application area, including the layout of drainage for, and the proposed method of applying effluent to, the area;

- (b) the distances from the proposed on-site sewerage application area to the following—
- (i) the boundary of the premises;
 - (ii) proposed or existing buildings or structures on the premises;
 - (iii) any impervious surfaces on the premises, including, for example, paths for pedestrians and paved areas;
 - (iv) each body of water mentioned in paragraph (d);
- (c) the ground levels, referenced to AHD or appropriately reduced levels, to indicate whether sanitary drains can gravity feed to the connection point for the proposed on-site sewage treatment plant;
- (d) the location of each body of water that may be affected by the effluent from the proposed on-site sewerage facility;
- (e) details of the water supply to the premises;
- Examples of details of the water supply—*
- for compliance assessable work in the SEQ region—information to show the supply of water to the premises by a distributor-retailer is adequate
 - information about the availability of water from on-site water tanks
- (f) if the work is not for testing purposes—the proposed on-site sewage treatment plant’s type and size.
- (3) Each of the following must be included—
- (a) a site and soil evaluation report, within the meaning of the QPW code, for the premises;
 - (b) if the work is not for testing purposes—a document showing plumbing code authorisation and certification, or a chief executive approval, for the proposed on-site sewerage facility;
 - (c) if the work is for testing purposes—

[s 15]

- (i) details of the testing approval for the proposed on-site sewerage facility, including any conditions the chief executive imposes on the approval; and
- (ii) any other information that the local government requires in relation to the testing.

15 Certificates for plan given by competent person

- (1) This section applies if a plan for compliance assessable work includes a part of the work that the chief executive officer of the local government decides is outside the local government's expertise to assess.
- (2) The local government may accept certification of the plan and associated documents by a competent person.
- (3) The competent person may certify for a plan that plumbing or drainage to which certified documentation relates will, if installed or carried out in accordance with the certified documentation, comply with this regulation.
- (4) The name and original signature of the competent person must be on the certified documentation.
- (5) If the certified documentation is prepared on behalf of a corporation or other entity, the name of the corporation or entity must also be on the certified documentation.
- (6) The competent person must personally sign a certificate supporting the certified documentation.
- (7) If the competent person would be required to be licensed for performing the part of the work mentioned in subsection (1), the person's registration or licence number must be on the certificate.
- (8) In this section—
certified documentation, in relation to a plan and associated documents, includes technical details, drawings and specifications for the plan or documents that are given and certified by a competent person.

16 Requirement for additional documents for particular plans

- (1) This section applies if—
 - (a) a person makes a compliance request for a plan; and
 - (b) the plan proposes to comply with—
 - (i) the performance requirements of the applied provisions or the PCA by formulating an alternative solution that is a means of compliance with the applied provisions or the PCA; or
 - (ii) the performance criteria of the QPW code by formulating an alternative solution within the meaning of the code.
- (2) Each of the following must accompany the request—
 - (a) a statement—
 - (i) identifying each performance requirement or performance criteria the solution is intending to satisfy; and
 - (ii) stating how each performance requirement or performance criteria is satisfied by the solution;
 - (b) details of inspection or test results and other documents or information relied on to develop the solution;
 - (c) details of the solution, including, for example, to what extent and specifically how the solution differs from the acceptable solution for the performance requirement or performance criteria;
 - (d) if the solution, or part of the solution, for a performance requirement or performance criteria requires a certified document for the plan—a certificate from the competent person who certified the document.
- (3) In this section—

certified document, for a plan, includes technical details, drawings and specifications for the plan that are given and certified by a competent person.

Division 3 Assessing plumbing and drainage work

18 Request for compliance assessment of compliance assessable work

- (1) A person who makes, under section 86(2) of the Act, a request for compliance assessment of compliance assessable work must make the request at least 2 business days before the work starts.

Maximum penalty—20 penalty units.

- (2) If, because of section 83(2) of the Act, a person does not require a compliance permit to perform compliance assessable work, the person must, if required by the local government, give the local government information or documents needed to assess the compliance assessable work, including, for example, the following—
- (a) a site plan showing—
 - (i) the location of proposed or existing buildings or structures; and
 - (ii) the ground levels referenced to AHD to indicate whether sanitary drains can gravity feed to the connection point for the sewer or on-site sewerage facility;
 - (b) a plan of the location of each connection point to—
 - (i) a service provider’s water supply or sewerage system; or
 - (ii) an on-site sewerage facility;
 - (c) the proposed location and details of installation for the plumbing or drainage.
- (3) A person making a request for compliance assessment of on-site sewerage work must give the local government a notice in the approved form of any relevant changes to the premises since the granting of the compliance permit for the work.

Maximum penalty—20 penalty units.

(4) In this section—

relevant change, for premises, means a change to the premises that would have altered the information given when applying, under section 85 of the Act, for the relevant compliance permit.

19 Stages for assessment of compliance assessable work

- (1) Each of the following stages of compliance assessable work is prescribed for section 86(5) of the Act—
- (a) for plumbing or drainage laid under a floor slab or in another area where pipes or fittings will be covered—before the floor slab is laid or the pipes or fittings are covered;
 - (b) for plumbing or drainage that is laid below ground level and external to a building or other structure—before the backfill is placed;
 - (c) for plumbing installed in a building or other structure—before the cladding or lining covering the plumbing is fixed;
 - (d) when the plumbing or drainage work, the subject of the request for compliance assessment, is completed;
 - (e) for a greywater use facility—
 - (i) if the facility includes a greywater application area—after the sub-surface or surface irrigation in the area is installed; and
 - (ii) if the greywater is proposed to be used other than in a greywater application area—when the plumbing work associated with each proposed use of the greywater is completed;
 - (f) if the relevant compliance permit imposes a condition requiring an assessment at 1 or more other stages of the work—each stage stated in the condition.

[s 19A]

- (2) The responsible person for the work must—
- (a) request an assessment of the work at each of the applicable stages mentioned in subsection (1); and
 - (b) for the stage mentioned subsection (1)(d)—make the request within 7 days after the work is completed; and
 - (c) if the responsible person is not the person who made the request for compliance assessment under section 18(1)—state the responsible person’s name; and
 - (d) before or when the work is assessed, give the local government details in the approved form of the responsible person.

Maximum penalty—20 penalty units.

- (3) However, if the local government requires information or documents under section 18(2), the responsible person may request an assessment of the work only if the information or documents have been provided to the local government.
- (4) For the purposes of this section, compliance assessable work is completed when the work becomes operational.

19A Stages for assessment of compliance assessable work that is on-site sewerage work

Each of the following stages of compliance assessable work that is on-site sewerage work is prescribed for section 86(5) of the Act—

- (a) for a trench or sub-surface irrigation—
 - (i) before filling with backfill; or
 - (ii) after substantially filling with backfill but leaving a cross-sectional area of the trench or sub-surface irrigation not backfilled;
- (b) after all pipes for the relevant on-site sewerage facility are connected, and effluent resulting from sewage generated on the premises can be treated by the on-site sewage treatment plant;

- (c) if the relevant compliance permit imposes a condition requiring an assessment at 1 or more other stages of the work—each stage stated in the condition.

19B Obligations of responsible person for compliance assessable work that is on-site sewerage work

If section 86(6) of the Act does not apply, the responsible person for compliance assessable work that is on-site sewerage work must—

- (a) request the local government to assess the work—
 - (i) at each of the stages for the work prescribed under section 19A; and
 - (ii) for the stage mentioned in section 19A(b)—within 7 days after the work is completed; and
- (b) if the responsible person is not the person who made the request for compliance assessment under section 18(1)—give the local government the responsible person’s name when first requesting an assessment of the work; and
- (c) if there is a different responsible person for a stage of work (a *new responsible person*) from the responsible person for the previous stage of work—give the local government the new responsible person’s name when requesting an assessment of the new responsible person’s stage of work; and
- (d) before or when the work is assessed, give the local government details in the approved form of the responsible person.

Maximum penalty—20 penalty units.

20 Assessment of stages of work by local government

- (1) This section applies if the local government receives a request for assessment of a particular stage of compliance assessable work.

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- (2) An inspector must start assessing the work within 1 hour after—
 - (a) the time agreed between the responsible person for the work and the local government; or
 - (b) if a time is not agreed—48 hours after the local government receives the request.
- (3) The responsible person must give the inspector the help the inspector reasonably requires to inspect the work.
- (4) If, in deciding the request, the inspector gives the responsible person written notice of the action required to make the relevant plumbing or drainage comply with this regulation, the person must, within 2 business days after receiving the notice—
 - (a) comply with the notice; and
 - (b) make a request for assessment of the work that is the subject of the notice.

Maximum penalty for subsection (4)—20 penalty units.

21 Covering plumbing and drainage

- (1) A responsible person for compliance assessable work must not cover, or allow another person to cover, the relevant plumbing or drainage unless an inspector has—
 - (a) assessed the work and decided it complies with this regulation; or
 - (b) allowed the plumbing or drainage to be covered; or
 - (c) for on-site sewerage work—accepted from an approved person a notice of compliance for the work given under section 86(6) of the Act.

Maximum penalty—20 penalty units.

- (2) If the person fails to comply with subsection (1), the inspector may—
 - (a) require the person to verify the work complies with this regulation; or

- (b) give the person written notice of the action required to enable the inspector to assess whether the work complies.
- (3) However, the person may cover the plumbing or drainage if the inspector fails to start assessing the work within 1 hour after—
 - (a) the agreed time for the assessment; or
 - (b) if a time is not agreed—48 hours after the local government receives the request.
- (4) If the person covers the plumbing or drainage under subsection (3), the inspector may require the person to verify in the approved form that the work complies with this regulation.
- (5) A person must provide verification required of the person under subsection (2)(a) or (4).

Maximum penalty—10 penalty units.

22 Testing and commissioning plumbing and drainage

- (1) If an inspector requires plumbing or drainage, the subject of compliance assessable work, to be tested or commissioned—
 - (a) the inspector must observe the testing or commissioning of the plumbing or drainage; or
 - (b) if the inspector allows, an approved person must test, commission or observe the testing or commissioning of the plumbing or drainage.
- (2) An inspector may allow an approved person to test or commission the plumbing and drainage only if the work is work mentioned in schedule 5.
- (3) An approved person must test or commission the plumbing or drainage—
 - (a) for plumbing or drainage installed to comply with a deemed-to-satisfy provision under PCA—in accordance

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with the relevant applied provision mentioned in schedule 5, part 1; or

- (b) for plumbing or drainage installed to comply with an alternative solution—to ensure the plumbing or drainage complies with the relevant performance requirements under PCA, or other requirements, mentioned in schedule 5, part 2.
- (4) If subsection (2) applies, the approved person must, within 5 business days after testing or commissioning the plumbing or drainage, give the responsible person a report about the testing or commissioning (a ***compliance report***) complying with subsection (5).

Maximum penalty—10 penalty units.

- (5) The compliance report must—
- (a) state—
 - (i) that the approved person has tested or commissioned the plumbing or drainage in accordance with the applied provisions; or
 - (ii) that the approved person has observed the testing or commissioning of the plumbing or drainage and that the plumbing or drainage was tested or commissioned in accordance with the applied provisions; and
 - (b) state the extent to which the approved person has relied on tests, specifications, rules, standards, codes of practice or other publications; and
 - (c) state whether the plumbing or drainage complies with the applied provisions; and
 - (d) if the plumbing or drainage does not comply with the applied provisions, state the extent to which the plumbing or drainage does not comply; and
 - (e) be signed by the approved person.
- (6) The responsible person for the compliance assessable work must give the local government the compliance report—

-
- (a) within 10 business days after the testing or commissioning of the plumbing or drainage; or
 - (b) if the local government allows—at a time more than 10 business days after the testing or commissioning.

Maximum penalty—10 penalty units.

- (7) In this section—

approved person means—

- (a) the person who performed the compliance assessable work; or
- (b) another person who—
 - (i) in the opinion of the local government, is competent to test or commission the plumbing or drainage; and
 - (ii) if required under the Act or another Act to be registered or licensed to practise in the aspect of the work, is registered or licensed.

23 General requirements for plans for assessed work

- (1) This section applies if, under section 86(7) of the Act, the local government asks a person making a request for compliance assessment of compliance assessable work to supply a plan for the assessed work.
- (2) The plan must contain enough information about the work to enable the local government to keep an accurate record of the plumbing or drainage that is the subject of the work.

23A Additional requirements for plans for assessed compliance assessable work

- (1) This section applies, as well as section 23, to a request for a plan for assessed compliance assessable work.
- (2) If the work is in relation to a building classified under BCA as a class 1 building on a lot that is part of a community titles

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scheme or a class 2 to 9 building, the plan must be drawn to scale and show—

- (a) the location, including dimensions, of each connection point to—
 - (i) the service provider’s water supply or sewerage system; or
 - (ii) the on-site sewerage facility; and
 - (b) the location on the premises of the following items—
 - (i) all fixtures, water supply pipes, sanitary drains and water meters;
 - (ii) each connection point to the service provider’s water supply or sewerage system, or to the on-site sewerage facility;
 - (iii) each access point for cleaning and maintaining the plumbing and drainage;
 - (iv) each reflux valve installed in the drainage;
 - (v) any installed testable backflow prevention devices.
- (3) If the work is in relation to a building classified under BCA as a class 1 building or class 10 building, other than a class 1 building mentioned in subsection (2), the plan must be drawn approximately to scale and show—
- (a) the location, including dimensions, of each connection point to—
 - (i) the service provider’s water supply or sewerage system; or
 - (ii) the on-site sewerage facility; and
 - (b) the approximate location on the premises of the following items—
 - (i) all fixtures, water supply pipes and sanitary drains;
 - (ii) each connection point to the service provider’s water supply or sewerage system, or to the on-site sewerage facility;

- (iii) each access point for cleaning and maintaining the plumbing and drainage;
- (iv) each reflux valve installed in the drainage;
- (v) any installed testable backflow prevention devices.

23B Additional requirements for plans for assessed greywater use facilities in a sewered area

- (1) This section applies, as well as sections 23 and 23A, to a request for compliance assessable work for, or that includes, a greywater use facility in a sewered area.
- (2) The plan must be drawn approximately to scale and show the following if the greywater use facility includes a greywater application area—
 - (a) the location of the area;
 - (b) the distances from the area to the following—
 - (i) the boundary of the premises;
 - (ii) proposed or existing buildings or structures on the premises.
- (3) The plan must include details of the proposed use of the greywater from the greywater use facility.

23C Additional requirements for plans for assessed greywater use facilities not in a sewered area

- (1) This section applies, as well as sections 23 and 23A, to a request for compliance assessable work for, or that includes, a greywater use facility not in a sewered area.
- (2) The plan must be drawn approximately to scale and show the following—
 - (a) the location of the following—
 - (i) if the greywater use facility includes a greywater application area—the area;

[s 23D]

- (ii) any proposed or existing on-site sewage treatment plant;
 - (iii) any proposed or existing on-site sewerage application area, including the layout of drainage for, and the proposed method of applying greywater to, the area;
- (b) if the facility includes a greywater application area—the distances from the area to the following—
 - (i) the boundary of the premises;
 - (ii) proposed or existing buildings or structures on the premises;
 - (iii) any proposed or existing on-site sewerage application area.
- (3) The plan must include details of the proposed use of the greywater from the greywater use facility.

23D Additional requirements for plans for assessed on-site sewerage work

- (1) This section applies, as well as section 23, to a request for a plan for assessed on-site sewerage work.
- (2) The plan must be drawn approximately to scale and show the following—
 - (a) the location of proposed or existing buildings or structures on the premises on which the on-site sewerage facility has been installed;
 - (b) the location of the on-site sewage treatment plant;
 - (c) the location of the on-site sewerage application area;
 - (d) the distances from the on-site sewerage application area to the following—
 - (i) the boundary of the premises;
 - (ii) buildings or structures on the premises;

- (e) the location of each body of water that may be affected by effluent from the on-site sewerage facility;
- (f) the distances between the on-site sewerage facility and each body of water mentioned in paragraph (e).

Division 4 **Assessing compliance assessable work in remote areas**

24 **Application of div 4**

This division applies, under section 86A of the Act, for the assessment of compliance assessable work in a remote area.

25 **Meaning of *remote area***

- (1) A ***remote area*** means an area of land included in a local government's area—
 - (a) all of which is outside a declared water or sewerage service area under the Water Supply Act; and
 - (b) none of which is within a populated place; and
 - (c) all of which is—
 - (i) more than 80km from the nearest office of the local government; or
 - (ii) reasonably difficult to access.

Examples for subparagraph (ii)—

- 1 an island without a regular water vehicle service from the mainland
 - 2 weather conditions or other circumstances that make usual access to the land difficult or dangerous
- (2) However, a ***remote area*** does not include land if—
 - (a) there is an activity on the land, including, for example, mining or another industrial use; and
 - (b) it is probable the nature of the activity will increase the likelihood and severity of harm to the public if the

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plumbing and drainage on the land does not operate effectively.

(3) In this section—

populated place means a place with an approved name under the *Place Names Act 1994* and designated in the Gazetteer of Place Names under that Act as a populated place.

26 Request for compliance assessment of compliance assessable work

A person who makes, under section 86A(2) of the Act, a request for compliance assessment of compliance assessable work, must make the request at least 2 business days before the work starts.

Maximum penalty—20 penalty units.

27 Testing and commissioning plumbing and drainage

If a local government decides to test or commission plumbing or drainage, the subject of compliance assessable work carried out in a remote area, section 22 applies to the testing or commissioning of the plumbing or drainage as if the plumbing or drainage were the subject of compliance assessable work carried out in an area other than a remote area.

28 Plan of completed work

- (1) This section applies if, under section 86A(3)(b) of the Act, the local government asks a person making a request for compliance assessment of compliance assessable work to supply a plan of the completed work.
- (2) The plan must comply with the requirements for a plan of assessed work—
 - (a) for compliance assessable work—under sections 23 and 23A; or

- (b) for compliance assessable work for, or that includes, a greywater use facility in a sewerred area—under sections 23 to 23B; or
- (c) for compliance assessable work for, or that includes, a greywater use facility not in a sewerred area—under sections 23, 23A and 23C; or
- (d) for compliance assessable work for an on-site sewerage facility—under sections 23 and 23D.

29 Notice of compliance

- (1) A notice given under section 86A(3)(a) of the Act must be given by—
 - (a) the person who performs the work; or
 - (b) if the local government decides to accept notice from another person—an approved person.
- (2) The notice must be—
 - (a) in the approved form; and
 - (b) given within 10 business days after the work is completed.
- (3) If the local government decides to accept notice from an approved person, the local government must advise the person who performs the work of its decision.
- (4) For the purposes of subsection (2)(b), compliance assessable work is completed when the work becomes operational.
- (5) In this section—

approved person means a person who—

 - (a) in the opinion of the local government, is competent to verify the work complies with this regulation; and
 - (b) if required by law to be registered or licensed under a law applying in the State to practise in the aspect of the work, is registered or licensed.

Division 5 Inspecting notifiable work

29A Requests for inspection of notifiable work

- (1) A responsible person for notifiable work may request the local government to inspect the work for compliance with this regulation.
- (2) If a responsible person makes a request under subsection (1), an inspector must start inspecting the work within—
 - (a) 1 hour after the time agreed between the responsible person for the work and the local government; or
 - (b) if a time is not agreed—48 hours after the local government receives the request.

Notes—

- 1 Under the *Local Government Act 2009*, section 97 and the *City of Brisbane Act 2010*, section 99, a local government may fix a cost-recovery fee for the performance of a responsibility imposed on the local government under the Act.
 - 2 An inspector for the local government may only enter private property with the permission of the occupier of the property or with a warrant. See the Act, section 114(3), the *Local Government Act 2009*, chapter 5, part 2 and the *City of Brisbane Act 2010*, chapter 5, part 2.
- (3) The responsible person must give the inspector the help the inspector reasonably requires to inspect the work.
 - (4) An inspector does not fail to comply with subsection (2) merely because the inspector is unable to enter the place where the work was performed to inspect the work.

29B Rectification notices for inspections under s 29A or the Act, s 87(8)

- (1) This section applies to notifiable work the subject of an inspection under section 29A, or section 87(8) of the Act.
- (2) If the local government reasonably believes the work does not comply with this regulation, the local government may give a

responsible person for the work written notice (a **rectification notice**) of the action required to make the work comply.

- (3) However, if the QBCC commissioner has been given notice under section 87 of the Act about the work, the local government may only give a rectification notice for the work within 12 months of the day notice of the work is given to the QBCC commissioner.
- (4) The rectification notice must state the following—
 - (a) the action the local government considers necessary to make the work comply with this regulation (the **rectification work**);
 - (b) the rectification period;
 - (c) if the local government reasonably believes an inspection of the rectification work is required—that a responsible person must, before the end of the rectification period, request the local government to inspect the rectification work;

Note—

See section 29A for requests for inspection of notifiable work.

- (d) any conditions the local government considers reasonable;

Example of a condition the local government may consider reasonable—

a condition that the work not be covered until the local government has inspected the work

- (e) that a responsible person who is given a rectification notice must comply with the notice unless the person has a reasonable excuse;
 - (f) that it is an offence to fail to comply with the notice unless the responsible person has a reasonable excuse.
- (5) A person who is given a rectification notice must comply with the notice unless the person has a reasonable excuse.

Maximum penalty—20 penalty units.

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- (6) If the local government decides to give a rectification notice the local government must also give the responsible person an information notice about the decision.
- (7) A decision to give a rectification notice is a decision under part 4 of the Act.

Note—

For appeals against the decision, see the Planning Act, chapter 6.

- (8) Subsection (9) applies if a licensed contractor directs or supervises the performance of the work mentioned in subsection (2).
- (9) For the purposes of this section, the licensed contractor is taken to be a responsible person for the work regardless of whether the contractor is also a licensed person for the work.
- (10) In this section—

contractor's licence see the *Queensland Building and Construction Commission Act 1991*, section 30(1).

licensed contractor means a person who holds a contractor's licence issued under the *Queensland Building and Construction Commission Act 1991*.

rectification period, for a rectification notice, means the following period within which the responsible person for notifiable work the subject of the rectification notice must comply with the rectification notice—

- (a) if the local government and the responsible person have agreed on a period within which the responsible person must comply with the rectification notice—the period agreed;
- (b) otherwise—the period the local government allows that is at least 5 business days.

Part 4 Product certification

30 Certified items to be used

- (1) A person must not install or use a plumbing or drainage item in plumbing or drainage if the item is not a certified item.
Maximum penalty—20 penalty units.
- (2) A person commits an offence under subsection (1) for each plumbing or drainage item used or installed that is not a certified item.
- (3) However, subsection (1) does not apply to stop the continued use of a plumbing or drainage item—
 - (a) in plumbing or drainage installed before the commencement of this section; or
 - (b) if the local government is satisfied that use of the item is necessary for maintaining the plumbing or drainage in its original form and approves the continued use of the item.
- (4) For approving the continued use of a plumbing or drainage item under subsection (3)(b), the local government may require a person to have the item tested at the person's cost within a stated reasonable time and at a stated reasonable place.
- (5) This section is subject to section 31.

31 Non-certified items allowed for fire service

- (1) A person may install or use a plumbing or drainage item that is not a certified item if the item is—
 - (a) part of a fire service that is installed and used solely for fire fighting; and
 - (b) if the fire service is connected to a water service provider's infrastructure—installed downstream of a testable backflow prevention device; and

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- (c) tested in accordance with a specified test method endorsed by a JAS-ANZ certification body; and
- (d) listed for the specific use in a fire service by—
 - (i) a nationally or internationally recognised body for testing and approving fire services; or

Examples—

- 1 Scientific Services Laboratory
- 2 Underwriters Laboratories
- 3 Factory Mutual
- 4 Loss Prevention Council

- (ii) a JAS-ANZ certification body; and

Example—

A pipe listed for use in a fire sprinkler system is not suitable for use in a fire hydrant installation unless the pipe is also listed for that specific use.

- (e) marked in accordance with a scheme endorsed by a JAS-ANZ certification body.

Maximum penalty—20 penalty units.

- (2) A testable backflow prevention device mentioned in subsection (1)(b) is not required to be a certified item if it is tested in accordance with the QPW code, part 6.
- (3) In this section—

JAS-ANZ means the Joint Accreditation System of Australia and New Zealand that was declared under the *Joint Accreditation System of Australia and New Zealand (Privileges and Immunities) Regulations 1998* (Cwlth) to be an international organisation to which the *International Organisations (Privileges and Immunities) Act 1963* (Cwlth) applies.

JAS-ANZ certification body means a certification body registered by JAS-ANZ for providing product certification systems.

testable backflow prevention device includes a testable single check valve.

32 Unsuitable apparatus, fittings, materials and pipes

If an inspector is satisfied that a plumbing or drainage item is unsuitable for use in particular circumstances, the local government may—

- (a) require that the item is not installed or used in the circumstances; and
- (b) approve the installation or use of—
 - (i) the item, but with a protective coating, lining or wrapping for the item; or
 - (ii) another plumbing or drainage item.

Example of an unsuitable plumbing or drainage item—

a polyethylene pipe installed below ground level if there are petrochemicals in the ground

Part 5 Installations on premises

Division 1 Supply pipes and drains

33 Disconnection of supply pipes and sanitary drains

If a supply pipe or sanitary drain is no longer needed because an installation on premises is dismantled, the owner of the premises must take all reasonable steps to ensure that—

- (a) all apparatus and fittings are disconnected from the supply pipe or sanitary drain; and
- (b) each opening to the supply pipe or sanitary drain is sealed with a plug.

Maximum penalty—20 penalty units.

Note—

See the *Water Supply (Safety and Reliability) Act 2008*, section 191 (Connecting to or disconnecting from service provider's infrastructure without approval) for the requirement that a person must not, without the written consent of a service provider, disconnect from the service provider's infrastructure.

34 Building supply pipe to water main standard

- (1) This section applies if a supply pipe for premises or a premises group is to be built and the local government believes on reasonable grounds that an ordinary supply pipe can not give an efficient water supply for the premises or premises group.

Example—

An ordinary supply pipe may not give an efficient water supply to the campus of a tertiary educational institution that contains various detached buildings requiring a water supply.

- (2) For a supply pipe for premises, the local government may require—
- (a) part or all of the supply pipe (the *premises main*) to be built to the standard of a water main; and
 - (b) the premises main to supply directly each separately occupied part of the premises; and
 - (c) the premises main to supply directly each fire service within the premises.
- (3) For a supply pipe for a premises group, the local government may require—
- (a) a part of the supply pipe (the *premises group main*) to be built, in the way and to the extent directed by the local government, to the standard of a water main; and
 - (b) each separately occupied part of the premises group to be served directly by a supply pipe connected to the premises group main; and
 - (c) each separately occupied part of the premises group that is to have a fire service to be served directly by a fire service connected to the premises group main.
- (4) To remove any doubt, it is declared that—
- (a) a private main is not the property of the local government or another service provider; and
 - (b) the local government or other service provider is not responsible for the maintenance of the private main

downstream from the connection point for the private main.

- (5) A supply pipe or fire service connected as required under subsection (2)(b) or (c) or (3)(b) or (c) must be fitted with an isolating valve.

- (6) In this section—

premises group includes a proposed premises group.

private main means the premises main or the premises group main.

35 Building sanitary drain to sewerage system standard

- (1) This section applies if sanitary drainage for premises or a premises group is to be built and the local government believes on reasonable grounds that drainage alone can not give efficient drainage for the premises.

Example—

Drainage alone may not give an efficient drainage to the campus of a tertiary educational institution that contains various detached buildings required to be connected to drainage.

- (2) For sanitary drainage for premises, the local government may require the building of a sewer for the premises (the *premises sewer*) that is to the standard of a sewer forming part of the local government's or another service provider's sewerage system.
- (3) For sanitary drainage for a premises group, the local government may require a sewer for the premises group (the *premises group sewer*) be built to the standard of a sewer forming part of the local government's or another service provider's sewerage system.
- (4) To remove any doubt, it is declared that—
- (a) a private sewer is not the property of the local government or another service provider; and
- (b) the local government or other service provider is not responsible for the maintenance of the private sewer

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downstream from the connection point for the private sewer.

(5) In this section—

private sewer means the premises sewer or the premises group sewer.

Division 2 Backflow prevention devices

36 Installing backflow prevention devices

(1) An appropriate backflow prevention device must be installed on premises if pollution of the water supply on the premises or the water service provider's water service to the premises has been, or could be, caused by the plumbing on the premises.

(2) In this section—

appropriate backflow prevention device means a backflow prevention device that is specified for the particular circumstances under the applied provisions.

37 Inspection and testing of backflow prevention devices

A person who, under section 117(2)(c) of the Act, inspects or tests a backflow prevention device must, within 10 business days after inspecting or testing the device, give the local government written results of the inspection or test.

Maximum penalty—10 penalty units.

38 Testable backflow prevention devices

(1) A local government must implement and maintain a program for its local government area for the registration, maintenance and testing of testable backflow prevention devices installed in the area.

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- (2) The local government, or an entity authorised by the local government, must keep a register of the testable backflow prevention devices.
 - (3) An owner of an installed testable backflow prevention device must—
 - (a) register the device with the local government or entity; and
 - (b) at least once each year, have the device inspected or tested by a person who is licensed to do the work.

Maximum penalty—20 penalty units.

- (4) A person who inspects or tests a testable backflow prevention device must, within 10 business days after inspecting or testing the device, give the local government written results of the inspection or test in the approved form.

Maximum penalty—10 penalty units.

Division 3 Arrestors

39 Requirements for grease arrestors

- (1) A grease arrestor on premises must—
 - (a) be installed in an accessible position, preferably outside a building, and as close as practicable to the appliance or fixture the arrestor serves; and
 - (b) have a childproof cover or, if it is in an area subject to motor vehicle traffic, a suitable heavy duty cover; and
 - (c) if the arrestor is installed inside a building and in an area used for food preparation—
 - (i) have a cover that is airtight; and
 - (ii) have its arrestor chamber fitted with a vent of a size of at least 50mm; and
 - (d) have a capacity below the invert of the outlet of at least twice the total capacity of the appliances and fixtures

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- connected to it or, if the local government requires a larger capacity for the arrestor, the larger capacity; and
- (e) have inlet and outlet ventilation of the standard for sanitary plumbing.
- (2) The following must be fitted with a trap—
 - (a) an appliance or fixture discharging to the arrestor;
 - (b) the arrestor outlet.
 - (3) The size of the arrestor outlet must be at least 100mm.
 - (4) The clean-out point for the arrestor must be accessible.
 - (5) The distance from the top of the arrestor to the outlet invert must be at least half the depth of the arrestor below the outlet invert.
 - (6) The outlet invert level of the arrestor must be at least 50mm below the inlet invert level.
 - (7) Any outlet pipe from the arrestor must—
 - (a) be of a diameter approved by the local government; and
 - (b) have a cross-sectional area of at least the combined cross-sectional areas of the incoming waste pipe.
 - (8) The design and location of the ventilation for the arrestor must be as approved by the local government.
 - (9) In approving the design and location of the arrestor's ventilation under subsection (8), the local government must have regard to the arrestor's design and the location of trap water seals in the arrestor.

40 Connection of appliances and fixtures to grease arrestors

- (1) If an appliance or fixture is connected to a grease arrestor in a way that complies with this section, the appliance or fixture is not required to be separately vented in the way required under the applied provisions.

-
- (2) The connecting pipe must be as short and direct as possible but, if its size is 50mm or less, it must not be longer than 2.5m.
 - (3) If the appliance or fixture is for collecting greasy discharges from floor areas, it must be connected to the inlet pipe of the arrestor in 1 of the following ways—
 - (a) separately and uninterrupted by a trap water seal or air gap;
 - (b) in combination through a 100mm or larger pipe with an upstream vent.

Division 4 Other installations for plumbing

41 Air cooling equipment

- (1) Air cooling equipment may be connected to a supply pipe only if—
 - (a) the local government has approved the connection; and
 - (b) the equipment is fitted with the means of recovering and recycling water or with a backflow prevention device that is suitable for the purpose.
- (2) Subsection (1) does not apply to air cooling equipment if—
 - (a) the air cooling equipment is in the form of a domestic evaporative air conditioner; and
 - (b) the local government has approved the connection and use of the equipment.
- (3) The local government may give an approval under subsection (2) only if the local government is satisfied that it is reasonable in the circumstances to allow the equipment's use.

42 Engines

Water must not be supplied to an engine directly from a supply pipe.

43 Fire services

A fire service must not be extended other than for a fire service purpose.

44 Hydraulic powered equipment

- (1) Hydraulic powered equipment may be connected to a supply pipe only if—
 - (a) the local government has approved the connection; and
 - (b) the equipment is fitted with the means of recovering and recycling water or with a backflow prevention device that is suitable for the purpose.
- (2) Subsection (1) does not apply to hydraulic powered equipment if—
 - (a) the hydraulic powered equipment is in the form of a domestic water lift; and
 - (b) the local government has approved the connection and use, on premises occupied by a disabled person, of the equipment.
- (3) The local government may give an approval under subsection (2) only if the local government is satisfied there is no other practical or economic way of giving mobility to the disabled person.
- (4) In this section—

hydraulic powered equipment means plant, apparatus or machinery using water supply for hydraulic power.

45 Water storage tanks

- (1) A pipe carrying water supplied by the local government or other service provider must not, without a local government's written approval—
 - (a) be connected to a water storage tank used to store water obtained from another source; or
 - (b) be discharged into a water storage tank used to store water obtained from another source.
- (2) If the local government gives an approval under subsection (1), a backflow prevention device must be installed on the pipe carrying the water supplied by the local government.

Division 5 Other installations for drainage

46 Bedpan washers and sanitisers

- (1) A pressurised steam bedpan washer installed and used on premises must, to the extent that it is reasonably practicable, comply with this section.
- (2) The washer must—
 - (a) be directly connected to a drain or soil stack; and
 - (b) have its own steam relief vent or another way of relieving pressure in the washer to prevent traps blowing if the pressure rises above 0.35kPa.
- (3) Soil stacks, soil pipe vents and steam relief vents for the washer must not be made from thermoplastic pipe.
- (4) A steam relief vent for the washer must have a size of at least 40mm and end above the roof of the building it is in.
- (5) A branch steam relief vent for the washer must be graded downwards at its point of connection to the main steam relief vent for the washer to give an invert fall equal to half the branch steam relief vent's diameter.

[s 47]

- (6) The main steam relief vent for the washer must discharge condensate to a sanitary drain by—
 - (a) connection to a disconnector gully; or
 - (b) if there is 1 other bedpan washer, or if there are 2 or more other bedpan washers, on the premises and all are connected—the interconnection of the base of the main steam relief vent to the fixture trap riser of the lower or lowest of all the connected bedpan washers.
- (7) The points of connection to the main steam relief vent must be at least 300mm above the washers if—
 - (a) there are 2 or more bedpan washers on the premises; and
 - (b) the steam relief vents from the washers are interconnected.

47 Fixtures in basements and cellars

- (1) A water closet pan, urinal or another fixture must not be installed in a part of premises below the level of the sewer or on-site sewerage facility for the premises unless the local government's approval has been obtained for the installation.
- (2) The local government may give an approval under subsection (1) only if it is satisfied on reasonable grounds that there is adequate provision for lifting waste water to the sewer or on-site sewerage facility and preventing sewage flowing back into the room.

48 Floor type urinals

- (1) A floor type urinal must not be installed if the urinal, or the way the urinal is installed, does not comply with this section.
- (2) If the floor near the urinal is exposed to rainwater, sand, mud or anything else that may enter the urinal channel, the urinal must have a step in front of the channel.
- (3) The step must—

-
- (a) be at least 400mm wide, measured from the inside face of the urinal channel; and
 - (b) have a tread of an impervious material graded to the urinal channel; and
 - (c) have a rise of at least 100mm but not more than 150mm.
- (4) The level of the floor or tread must be at least 25mm above the top of the urinal channel and the joint between the step and the urinal channel must be sealed with a flexible caulking compound.

49 Flushing bowl and pan room sinks

- (1) A flushing bowl or pan room sink must not be installed if the bowl or sink, or the way the bowl or sink is installed, does not comply with this section.
- (2) A flushing bowl must—
 - (a) have an integral trap of at least 80mm and a flushing apparatus; and
 - (b) be directly connected to a sanitary drain or soil stack.
- (3) The waste pipe from the trap of a pan room sink may be connected to a vertical soil pipe from a flushing bowl trap only if the waste pipe is vented by a pipe of at least 50mm connected between the sink and the flushing bowl.
- (4) If there are 2 pan room sinks installed, and the waste pipes from the traps of the 2 sinks are connected to the vertical soil pipe from a flushing bowl trap, the vent must be connected between the sink outlets.
- (5) A pan room sink must connect directly to a drain or soil stack through traps and waste pipes of a size of at least 50mm.

50 Urinal installations

- (1) A prefabricated urinal must not be installed if the urinal, or the way the urinal is installed, does not comply with this section.

[s 50A]

- (2) The floor of the compartment or room containing the urinal must drain to a floor waste gully or the urinal channel, or directly through a trap to a sanitary drain or soil stack.
- (3) If the urinal is a slab urinal, it must—
 - (a) have a continuous channel at least 50mm deep and 150mm wide; and
 - (b) be graded at least 1:100 to the outlets.
- (4) If the urinal is a floor type urinal, the height of the slab above the top of the channel must be at least 960mm.
- (5) Edges and corners of urinal fixtures must be smoothly rounded to a radius of at least 13mm and the ends of the slab must return at least 250mm.

50A Integrated basins and water closet (WC) cisterns

- (1) An integrated system must not be installed if the integrated system, or the way the integrated system is installed, does not comply with this section.
- (2) An integrated system may only be installed in a building classified under BCA as a class 1a, 2 or 4 building.
- (3) Water supplied to the integrated system must be—
 - (a) potable water or rainwater; and
 - (b) supplied to the basin directly from the system tap when the toilet is flushed.
- (4) The basin must be attached to the top of the water closet (WC) cistern.
- (5) Water from the basin must be discharged directly into the water closet (WC) cistern.
- (6) Water from the water closet (WC) cistern must be discharged into a sanitary drain through the toilet pan.
- (7) In this section—

integrated system means a toilet that has, as an integral part, a basin that discharges greywater from the basin directly into the water closet (WC) cistern.

system tap means a tap connected to a supply pipe that supplies water to the integrated system.

51 Vent pipes to be covered

- (1) A vent pipe must have a cowl over the end of the vent pipe that has the same effective ventilation capacity as the vent pipe.
- (2) If the pipe is connected to an on-site sewerage facility, the cowl must be a mosquito proof type of cowl.

52 Vents in adjoining buildings

- (1) This section applies if a building (the *new building*) is erected next to a building of a lower height (the *old building*) in a way requiring a change to the vents of the old building to comply with requirements about vents included in the applied provisions.
- (2) The local government may, by written notice given to the owner of the new building and the owner of the old building, require that—
 - (a) the new building's owner pay the reasonable cost of changing the vents on the old building; and
 - (b) the old building's owner change the vents.
- (3) An owner given written notice under subsection (2) must comply with the notice.
Maximum penalty—20 penalty units.
- (4) However, the owner of the old building is not required to change the vents until the new building's owner—
 - (a) pays the old building's owner the reasonable cost of changing the vents on the old building; or

- (b) gives the old building's owner security, to the satisfaction of the old building's owner, for the cost of changing the vents.

Part 6 Appointment of inspectors

53 Qualifications and experience

- (1) This section prescribes, for section 107 of the Act, the qualifications and experience an individual must have to be qualified for appointment as an inspector.
- (2) If the individual is to assess plumbing and drainage work, the individual must have the following—
 - (a) the qualifications, skills and experience that, in the opinion of the local government appointing the individual, gives the individual the necessary competence for assessing plumbing and drainage work;
 - (b) either—
 - (i) a plumbers licence and a drainers licence; or
 - (ii) a qualification that the QBCC commissioner decides, or has decided, gives the individual the necessary competence for assessing plumbing and drainage work.
- (3) On and from 1 November 2006, if the individual is to assess on-site sewerage facilities, the individual must have the following—
 - (a) the qualifications, skills and experience that, in the opinion of the local government appointing the individual, gives the individual the necessary competence for inspecting and approving on-site sewerage facilities;
 - (b) either—
 - (i) a drainers licence with an endorsement for on-site sewerage facility maintenance; or

Note—

See the *Plumbing and Drainage Regulation 2003*, schedule 3 (Qualifications, practical experience and scope of work for endorsements), item 3.

- (ii) a restricted licence for a drainer—on-site sewerage facility; or

Note—

See the *Plumbing and Drainage Regulation 2003*, schedule 2 (Qualifications, practical experience and scope of work for restricted licences), item 8.

- (iii) a qualification that the QBCC commissioner decides, or has decided, gives the individual the necessary competence for inspecting and approving on-site sewerage facilities.

Part 7 Miscellaneous provisions

54 Maintenance of existing combined sanitary drains

- (1) This section applies if—
 - (a) 2 or more premises in a local government’s sewerage area are served by an existing combined sanitary drain; and
 - (b) the drain is obstructed, in disrepair or damaged because of defective materials, breakages or tree root intrusion; and
 - (c) the owners of the premises can not agree on suitable and fair arrangements for removing the obstruction or repairing or rebuilding the drain.
- (2) However, this section does not apply to a sanitary drain if the premises that the sanitary drain serves—
 - (a) is included in a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
 - (b) forms part of a building unit plan or group title plan under the *Building Units and Group Titles Act 1980*.

[s 54A]

- (3) The local government may—
 - (a) perform the work; and
 - (b) fairly apportion the reasonable overall cost between or among the owners; and
 - (c) recover, as a debt from each owner, the owner's share of the costs.

54A Notice to water service provider about installation of meters

- (1) This section applies if plumbing work involving the installation of water meters is performed—
 - (a) on a building other than a building mentioned in section 14A(2)(d); and
 - (b) after 1 January 2008 in relation to a compliance request made after 31 December 2007.
- (2) The responsible person for the work must, at least 2 business days before the cladding or lining covering the plumbing work is fixed, give the water service provider for the area in which the work is being performed written notice that the water meters are proposed to be installed.

Maximum penalty—20 penalty units.

55 Evidentiary aids

- (1) This section applies to a proceeding under, or in relation to, this regulation.
- (2) A certificate purporting to be signed by the chief executive stating any of the following matters is evidence of the matter—
 - (a) a stated document is a copy of, or an extract from or part of—
 - (i) the PCA; or
 - (ii) the QPW code;

-
- (b) an edition of the PCA was the current edition of the PCA at a stated time or during a stated period;
 - (c) a particular version of the QPW code was in force at a stated time or during a stated period;
 - (d) a particular part of the QPW code was in force at a stated time or during a stated period.
- (3) In a proceeding under section 54(3) by a local government to recover costs from owners of premises, a certificate by the chief executive officer of the local government stating any of the following matters is evidence of the matter—
- (a) a matter mentioned in section 54(1);
 - (b) that stated work has been performed under section 54(3)(a);
 - (c) that a stated apportionment is a fair apportionment of the cost among the owners.

Part 8 Transitional provisions

Division 1 Transitional provisions for Plumbing and Drainage Legislation Amendment Regulation (No. 1) 2005

56 Definitions for pt 8

In this division—

commencement means the day this section commences.

unamended regulation means this regulation as in force immediately before the commencement.

57 Existing requests for compliance assessment of plans for regulated work

- (1) This section applies if—

[s 58]

- (a) before the commencement, a request for compliance assessment of a plan for regulated work was made under section 85(1) of the Act as in force immediately before the commencement; and
 - (b) immediately before the commencement, the request had not been decided.
- (2) The unamended regulation applies to—
- (a) deciding the request; and
 - (b) if a compliance permit for the work is given—assessing the plan.

58 Existing requests for compliance assessment of regulated work

- (1) This section applies if—
- (a) before the commencement, a request for compliance assessment of regulated work was made under section 86(1) or 86A(2) of the Act as in force immediately before the commencement; and
 - (b) immediately before the commencement, the work had not been assessed.
- (2) The unamended regulation applies to assessing the work.

59 Plumbing and drainage work

- (1) This section applies to the following—
- (a) regulated work for which a compliance permit has been given before the commencement;
 - (b) minor work or unregulated work, started but not finished before the commencement.
- (2) The unamended regulation applies to the work.

Division 2 **Transitional provision for Plumbing
and Drainage and Other Legislation
Amendment Regulation (No. 1) 2012**

60 **Plumbing and drainage work**

- (1) This section applies if—
 - (a) before the commencement a person has a compliance permit for regulated work and a compliance certificate has not been issued for the work; and
 - (b) on the commencement the work is notifiable work, minor work or unregulated work.
- (2) Despite sections 6C, 7 and 8, the work is not notifiable work, minor work or unregulated work.
- (3) In this section—

commencement means the commencement of this section.

Schedule 1 Applied provisions

section 5

- 1 Queensland Development Code, part MP3.5 (Construction of buildings in flood hazard areas)
- 2 Queensland Development Code, part MP4.1 (Sustainable buildings)
- 3 Queensland Development Code, part MP4.2 (Water savings targets)
- 4 Queensland Development Code, part MP4.3 (Alternative water sources—commercial buildings)

Schedule 2 Notifiable work

section 6C

Part 1 Notifiable work

- 1 emergency work
- 2 work necessary for extending, altering, replacing or removing existing water supply piping, other than extending or removing a fire service
- 3 work necessary for extending or removing a fire service if the work is associated with a building development approval as defined under the *Building Act 1975*, schedule 2
- 4 work necessary for extending, altering, replacing or removing existing sanitary drainage, other than a combined sanitary drain, for a building classified under BCA as a class 1 or 10 building
- 5 work necessary for extending, altering, replacing or removing existing sanitary plumbing for a building classified under BCA as a class 2 to 9 building
- 6 work necessary for installing, replacing or removing a temperature control device
- 7 work necessary for installing, replacing or removing a water heater
- 8 work necessary for installing, replacing or removing a testable backflow prevention device
- 9 work necessary for installing, replacing or removing a dual check valve with an atmospheric port
- 10 work necessary for replacing a greywater treatment plant for a building classified under BCA as a class 1 building
- 11 work necessary for installing a fixture in a building classified under BCA as a class 1 building

Schedule 2

- 12 work necessary for relocating a fixture in a building classified under BCA as a class 1 building
- 13 work, other than work for sanitary drainage, necessary for installing or relocating a fixture in a building, classified under BCA as a class 2 to 9 building, of 1 or 2 storeys
- 14 work necessary for installing or relocating a fixture in a building, classified under BCA as a class 10 building
- 15 work necessary for sealing a sanitary drain upstream from the connection point for a service provider’s sewerage system
- 16 work necessary for sealing an existing water service downstream from a water meter for a building classified under BCA as a class 2 to 9 building

Part 2 **Plumbing and drainage work
that is not notifiable work**

- 1 plumbing and drainage work for installing a new fixture for a building with dual reticulated water supply provided by a water service provider
- 2 plumbing and drainage work for, or connected to, trade waste
- 3 plumbing and drainage work necessary for installing a fixture for a building connected to a combined sanitary drain
- 4 plumbing and drainage work that complies with—
 - (a) the performance requirements of the PCA by formulating an alternative solution that is a means of compliance with the PCA; or
 - (b) the performance criteria of the QPW code by formulating an alternative solution within the meaning of the QPW code; or
 - (c) the performance requirements of the QDC by formulating an alternative solution within the meaning of the *Building Act 1975* that is a means of compliance with the QDC

Schedule 3 Minor work

section 7

- 1 work necessary for replacing, maintaining, repairing or removing a fitting or fixture
- 2 work necessary for repairing a broken or damaged pipe
- 3 work necessary for installing, replacing, maintaining, repairing or removing an apparatus, but not if the work involves the following—
 - (a) work necessary for installing, replacing or removing any of the following apparatus—
 - (i) a temperature control device;
 - (ii) a water heater;
 - (iii) a testable backflow prevention device;
 - (iv) a dual check valve with an atmospheric port;
 - (b) replacing a domestic water filter cartridge

Note—
Replacing a domestic water filter cartridge is unregulated work. See schedule 4.
- 4 work necessary for sealing an existing water service downstream from the water meter for a building classified under BCA as a class 1 or 10 building
- 5 work necessary for maintaining, repairing or replacing fire hydrants or fire hose reels
- 6 work necessary for unblocking a pipe that is sanitary plumbing or sanitary drainage
- 7 work necessary for repairing or maintaining an on-site sewerage facility
- 8 work necessary for maintaining or repairing a greywater use facility

- 9 work necessary for installing or replacing an automatic switching device, within the meaning of the QPW code, for a rainwater tank installation

Schedule 4 Unregulated work

section 8

For sanitary plumbing and sanitary drainage

- cleaning or maintaining ground level grates to traps on sanitary drains
- replacing caps to ground level inspection openings on sanitary drains
- maintaining an above or below ground irrigation system for the disposal of effluent from an on-site sewerage facility or greywater use facility

For water plumbing

- installing or maintaining an irrigation or lawn watering system downstream from an isolating valve, tap or backflow prevention device on the supply pipe for the irrigation or lawn watering system
- replacing a jumper valve or washer in a tap
- changing a shower head
- replacing, in a water closet (WC) cistern, a drop valve washer, float valve washer or suction cup rubber
- replacing a domestic water filter cartridge

Schedule 5 Work for which approved person may give compliance reports

section 22

Part 1 Complying with deemed-to-satisfy provisions under PCA

- 1 testing or commissioning of a water service in accordance with AS/NZS 3500.1:2003 (Plumbing and drainage—Water services), section 16
- 2 testing or commissioning of a sanitary plumbing or drainage installation in accordance with AS/NZS 3500.2:2003 (Plumbing and drainage—Sanitary plumbing and drainage), section 13
- 3 testing or commissioning of a heated water service in accordance with AS/NZS 3500.4:2003 (Plumbing and drainage—Heated water services), section 11

Part 2 Complying with alternative solutions under PCA

- 4 testing or commissioning of a cold water service to ensure the installation of the cold water service complies with the performance requirements of PCA, part B1 (Cold water services)
- 5 testing or commissioning of a heated water service to ensure—

- (a) the installation of the heated water service complies with the performance requirements of PCA, part B2 (Heated water services); and
 - (b) the hot water delivery temperatures comply with this regulation
- 6 testing or commissioning of a sanitary plumbing or drainage installation to ensure the sanitary plumbing or drainage complies with the performance requirements of PCA, part C1 (Sanitary plumbing systems) or C2 (Sanitary drainage systems)

Schedule 6 Dictionary

section 4(1)

48 hours, for a provision about assessing compliance assessable work or inspecting notifiable work—

- (a) means a 48 hour period; but
- (b) if a day that is not a business day occurs within the 48 hour period—does not include the day in the calculation of the 48 hour period.

Example—

A local government receives a request for compliance assessment of work on Friday at 10a.m. The following Tuesday at 10a.m. is 48 hours after receiving the request.

AHD means the Australian height datum adopted by the National Mapping Council of Australia for referencing a level or height back to a standard base level.

air cooling equipment see glossary.

air gap see glossary.

apparatus—

- (a) for sanitary plumbing, sanitary drainage and on-site sewerage facilities—
 - (i) includes an arrestor, cistern, pump, siphon or valve; but
 - (ii) does not include an appliance, fitting, fixture or straight pipe; or
- (b) for water plumbing—
 - (i) includes a backflow prevention device, cistern, pump, domestic water filter, water meter, siphon, tap, valve, water heater or water softener; but
 - (ii) does not include an appliance, fitting or straight pipe.

appliance see glossary.

applied provisions see section 5(1).

arrestor see glossary.

AS/NZS means a joint Standards Australia and Standards New Zealand standard.

backfill means fill.

basement see glossary.

BCA means the Building Code of Australia.

bedpan washer see glossary.

body of water means groundwater or a creek, lake, lagoon, marsh, river, stream, swamp or permanent or intermittent watercourse.

building see the *Building Act 1975*, schedule 2.

certified item means a plumbing or drainage item that has plumbing code authorisation and certification before installation or use.

chamber see glossary.

channel see glossary.

cistern see glossary.

combined sanitary drain means a sanitary drain for discharges from 2 or more adjacent premises.

commission, plumbing or drainage—

- (a) means check the operation of a potable cold water service or hot water service associated with the plumbing or drainage to confirm the correct functioning of apparatus installed in the water service; and
- (b) includes check the delivery temperature of hot water at a specified outlet does not exceed the maximum temperature allowed for the hot water.

community titles scheme see the *Body Corporate and Community Management Act 1997*, section 10.

competent person, for plumbing or drainage work, means a person who—

- (a) in the opinion of the local government, is competent to practise in the aspect of design of plumbing or drainage, including, for example, giving and certifying plans for plumbing or drainage work; and
- (b) if required under the Act or another Act to be registered or licensed to practise in the aspect, is registered or licensed.

compliance report see section 22(4).

condensate see glossary.

connection point—

- 1 A *connection point*, for a service provider's water supply system, means the point for the connection to the service provider's water supply system of—
 - (a) a supply pipe or premises main for premises; or
 - (b) a premises group main for a premises group.
- 2 A *connection point*, for a service provider's sewerage system, means the point for the connection to the service provider's sewerage system of—
 - (a) a sanitary drain or premises sewer for premises; or
 - (b) a premises group sewer for a premises group.

cover see glossary.

disconnecter gully see glossary.

double check valve see glossary.

dual check valve with an atmospheric port see glossary.

Note—

See glossary, definition *backflow prevention device*.

dual reticulated water supply, for a building, means water supply for the building consisting of both a network utility operator's supply and recycled water.

effluent see glossary.

emergency work means plumbing or drainage work that must, because of a failure in plumbing or drainage, be performed to stop a continuing risk to health and safety or damage to property.

evaporative air conditioner see glossary.

fall see glossary.

fill see glossary.

filter see glossary.

fire service see glossary.

fitting see glossary.

fixture see glossary.

fixture trap see glossary.

float valve see glossary.

floor type urinal means a urinal that has a channel at or near floor level.

floor waste gully see glossary.

glossary see section 5(2).

grade see glossary.

grease arrestor means an arrestor intended only, or at least primarily, for grease.

ground level see glossary.

impervious material means material that—

- (a) water does not ordinarily penetrate; and
- (b) in the circumstances of its installation and use, is resistant to degradation caused by contact with sewage and trade waste.

inspection opening see glossary.

installation see glossary.

integral trap see glossary.

invert see glossary.

invert level see glossary.

isolating valve see glossary.

joint see glossary.

jumper valve see glossary.

local planning instrument see the Planning Act, section 8(3).

network utility operator's supply see glossary.

Note—

See glossary, definition *water supply*.

on-site sewerage application area, for an on-site sewage treatment plant on premises, means a part of the premises, commonly called a 'land application area', to which effluent from the on-site sewage treatment plant is disposed.

outlet see glossary.

PCA means the Plumbing Code of Australia.

pipe see glossary.

pipng see glossary.

plug see glossary.

Plumbing Code of Australia means the document in force from time to time called 'National Construction Code volume 3—Plumbing Code of Australia' produced for all State governments by the Australian Building Codes Board.

plumbing or drainage item means any apparatus, fitting, fixture or pipe used for plumbing or drainage.

premises group means the land comprised in 2 or more premises, all the owners of which have mutual rights and obligations under the *Body Corporate and Community Management Act 1997* or the *Building Units and Group Titles Act 1980* for their respective ownerships, and includes the common property forming part of—

- (a) if the premises are lots included in a community titles scheme under the *Body Corporate and Community Management Act 1997*—the scheme land under that Act for the scheme; or

- (b) if the premises are lots under the *Building Units and Group Titles Act 1980*—the parcel of which the premises form part.

premises group main see section 34(3)(a).

premises group sewer see section 35(3).

premises main see section 34(2)(a).

premises sewer see section 35(2).

pressure type vacuum breaker see glossary.

property service means a short length of pipe installed for connecting premises to a water main, whether or not built to the standard of a water main.

pump see glossary.

QDC see the *Building Act 1975*, schedule 2.

QPW code see section 4A.

Queensland Plumbing and Wastewater Code see section 4A.

rectification notice, for part 3, division 5, see section 29B.

recycled water see glossary.

Note—

See glossary, definition *water supply*.

reduced pressure zone device see glossary.

registered air gap means an air gap complying with the requirements for a registered air gap in AS/NZS 3500.1:2003.

registered break tank means a break tank complying with the requirements for a registered break tank in AS/NZS 3500.1:2003.

remote area see section 25.

replacing, of a plumbing or drainage item, means removing the item from a place and installing a new item of a similar type in the same place.

responsible person, for compliance assessable work, notifiable work or minor work, means a person who—

- (a) is a licensed person for the work; and
- (b) performs, directs the performance of, or supervises, the work.

riser see glossary.

sanitary plumbing means an apparatus, fitting, fixture or pipe, above ground level, that carries sewage to a sanitary drain.

service provider has the meaning given under the *Water Act 2000*.

sink see glossary.

siphon see glossary.

slab urinal see glossary.

soil pipe see glossary.

soil stack see glossary.

stack see glossary.

supply pipe means a pipe for supplying and conveying water within premises.

tank see glossary.

tap see glossary.

temperature control device means a tempering valve or a thermostatic mixing valve.

tempering valve see glossary.

test see glossary.

testable backflow prevention device means any of the following—

- (a) a double check valve;
- (b) a pressure type vacuum breaker;
- (c) a reduced pressure zone device;
- (d) a registered air gap;
- (e) a registered break tank.

testable single check valve means a device to prevent backflow caused by backpressure that has 1 force loaded non-return valve and incorporates specific test points for in-service testing.

thermostatic mixing valve see glossary.

trade waste means water-borne waste from business, trade or manufacturing premises, other than—

- (a) waste that is a prohibited substance; and
- (b) human waste; and
- (c) stormwater.

trap see glossary.

trap water seal see glossary.

upstream vent see glossary.

urinal see glossary.

valve see glossary.

vent see glossary.

vent pipe see glossary.

waste pipe see glossary.

waste water see glossary.

water closet pan see glossary.

water closet (WC) cistern see glossary.

water heater see glossary.

water main see glossary.

water plumbing means an apparatus, fittings, or pipe for carrying water within premises.

water supply see glossary.

water supply system means infrastructure used to reticulate and supply water, whether or not used also to store or treat water, and consisting of water mains, property services and some or all of the following—

- (a) valves;

Schedule 6

- (b) engines;
- (c) pumps;
- (d) structures;
- (e) machinery;
- (f) works not mentioned in paragraphs (a) to (e).

wrapping see glossary.