

Inspections

Plumbing Solutions - edition 1

SA Water is the Regulatory Authority for plumbing and drainage installations in South Australia. This fact sheet is designed to help you with your everyday business. SA Water can provide answers to plumbing related questions and help you understand the Australian/New Zealand Standard AS/NZS 3500 and how to work within the compulsory guidelines.

Inspections are conducted to ensure plumbing installations are performed in a competent manner and comply with Australian/New Zealand Standard AS/NZS 3500.

Inspection booking procedure

All drainage, underfloor and above ground plumbing (stack work) for residential plumbing and all plumbing for industrial and commercial jobs **must** be inspected. To organise an inspection please contact the SA Water Customer Contact Centre on 1300 884 055 between 8.30am and 3.00pm Monday to Friday or on-line via our website at plumbooking.sawater.com.au

Your job may or may not be selected for inspection. However all pipework must be clearly visible and under test at the time you have specified for the inspection.

If an SA Water representative does not arrive within 20 minutes of the appointment you can test and backfill the work. The Certificate of Completion and Compliance and the house drainage drawing must be forwarded to SA Water and the owner/occupier within seven days of completing the job.

Common problems

Common problems found during inspections include:

- Drain and waste pipes backfilled before being filled with water. This can cause structural damage to the building as a result of leakage should the pipes and fittings crack or break when being backfilled
- Drain and waste pipes positioned too close to the edge of the footings. Drain and waste pipes should be laid away from the footing where they can be supported and covered with soil. If this is not possible drain and waste pipes must be wrapped and supported as required by a qualified engineer.
- Incorrect grades on drains and waste pipes. Grades on drains and waste pipes shall comply with table 3.2 and table 6.3 of the Australian/New Zealand Standard AS/NZS 3500.2.2003

Non-complying underfloor plumbing installation example

The image shows a section of underfloor plumbing installation that is inadequately supported and located in a position whereby it is impracticable to provide a minimum cover of 25mm separation between the discharge pipe and the reinforced concrete slab (refer Clause 3.7.4 AS/NZS 3500.2:2003).

A technical solution to address this issue would be to:

1. Relocate the discharge pipe away from the edge of the footing to achieve both adequate support and separation

or where this option is impracticable

2. Lag the graded discharge pipe between the pipe and the reinforced concrete slab. If the discharge pipe is not on solid ground it will be required to be supported adequately. **NB: engineer approval for option 2 may be necessary.**



Complying underfloor plumbing installation example

The image shows a section of underfloor plumbing installation where the discharge pipe is offset from the edge of the footing whereby the pipework is fully supported on the pad.

If you have any questions about inspections or require further information about the Australian/New Zealand Standard AS/NZS 3500 please contact:

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Alternatively, if you would like additional copies of this or other issues of Plumbing Solutions, please contact Brenton Jenner on (08) 7424 1360 or email plumbooking@sawater.com.au

We welcome your feedback. If you have any comments about Plumbing Solutions or would like to suggest a topic for a future edition please send an email to plumbooking@sawater.com.au