

Audit

3: Drainage (Below Ground Sewer)

Performance and Compliance Check

Level 1 and Level 2 Faults

LEVEL 1

- Has consent to connect been granted?
- Are the materials used fit for their intended purpose and where required appropriately authorised?
- Where required has provision been made for a drain installed in unstable/water charged ground?
- Does the excavation comply with Worksafe requirements?
- Is surcharge protection provided (overflow relief gully or reflux valve)?
- Has provision for adequate ventilation of the drain been achieved?
- Is the drain connection to the Authorities sewer connection point correctly installed (boundary trap or boundary trap omitted)?
- Does the bedding and bedding material comply?
- Does the drain have the correct gradient?
- Did the drain pass the required pressure test?
- Are the greywater / black water drains separately connected to their discharge points?

LEVEL 2

- Have the required concrete supports for drainage fittings been installed?
- Does the boundary trap/inspection shaft have the required approved cover?
- Are the access chambers of the approved size/materials?
- Does the installation comply with the proximity of other services?
- Does the infiltration protection comply (storm water, ground water)?
- Does any cut and seal comply?
- Does the drain have the minimum cover?

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- Does the backfill material comply?
- Is the drain installed in an easement/public space compliant?
- Do the inspection provisions of the drain comply?
- At sites utilizing greywater treatment, have discharge pipes greater than DN80 been identified?
- Is the drain constructed in an approved size?
- Is the design of the drain to an acceptable standard?

REFERENCES

Does the installation comply with the minimum industry standards:

- AS/NZS 3500.2: Plumbing and drainage Part 2: Sanitary plumbing and drainage
- AS/NZS 3500.5: Plumbing and drainage Part 5: Housing installations
- A copy of the Consent to Connect terms
- A copy of the property sewerage plan
- The requirements of Part C2 of the Plumbing Code of Australia (PCA)
- The Plumbing Regulations 2008
- The relevant manufacturer's Installation Instructions

NOTES

The standards and audit items listed on this checklist are intended as a guide only and are not an exhaustive list.

Other standards may be applicable to the installation and should be referenced as required, additionally Audit items may alter dependent on actual work conducted and final installation.

Practitioners are advised to check that they are using the most current edition of the prescribed standards at the time of installation.