

As-constructed plans

Domestic as constructed plans – seweraged and non-seweraged properties

Plumbing contractors requesting a Final inspection must have provided council with an as constructed plan that correctly represents the relevant work for seweraged and non-seweraged properties, in accordance with the Plumbing and Drainage Regulation 2019.

As constructed plans show the location and physical details of the installed below ground sanitary plumbing/drainage systems (pipes) within a premises, including the connections from the fixtures (e.g. toilets, sink) to the sewer infrastructure connection point, or the treatment plant in the case of a non-seweraged premises.

The as constructed plan must be an accurate representation of the underground sanitary plumbing/drainage installation, drawn to scale and submitted on the approved template in accordance with council's requirements. The template can be found on council's website.

The as constructed plan must be provided to Council prior to a Final inspection being carried out.

As constructed plan requirements

The as constructed plan must include the following for both seweraged and non-seweraged properties:

- all sanitary fixtures connected to the sanitary drainage system must be labelled to reflect the abbreviations noted in the legend of the as constructed template
- accurate measurements of all of the external sanitary drainage installation with tie in points from two distinct fixed areas
- water meter location and external water supply reticulated into the dwelling

- location of pressure reduction valve
- location and measurements of:
 - overflow relief gully
 - any clear out to surface
 - inspection openings, including the depth
 - articulation joints
 - inspection shaft
 - reflux valve
- location and size of vent pipes, including any air admittance valves
- required information listed in the title block.

Additional requirements for non-seweraged properties

The on-site sewerage facility must be installed in accordance with the plumbing permit. In addition to the requirements above, the plan must include the location and measurements of the on-site.

